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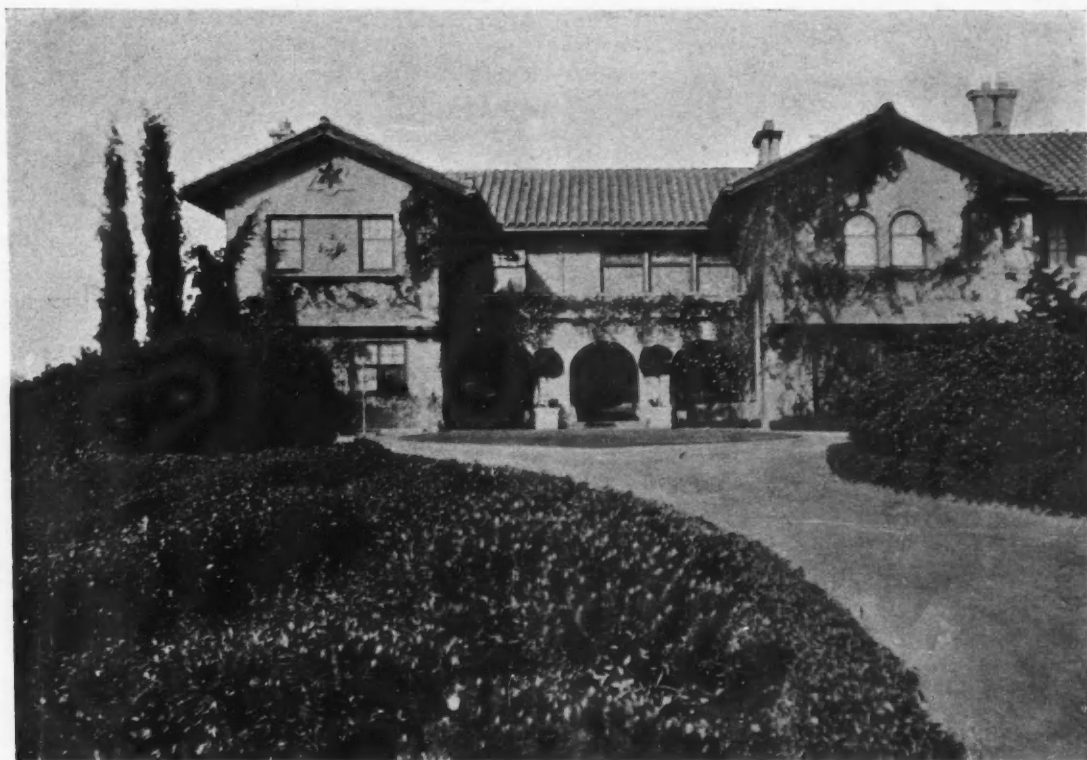
# *The* BUILDING REVIEW

VOL. XVIII

SAN FRANCISCO, OCTOBER, 1919

No. 4

## *The* ARCHITECT



THE FORMAL DRIVEWAY TO THE WEST FRONT

### "A GARDEN THAT CURTSEYS TO THE HOUSE"

By ESTHER MATSON

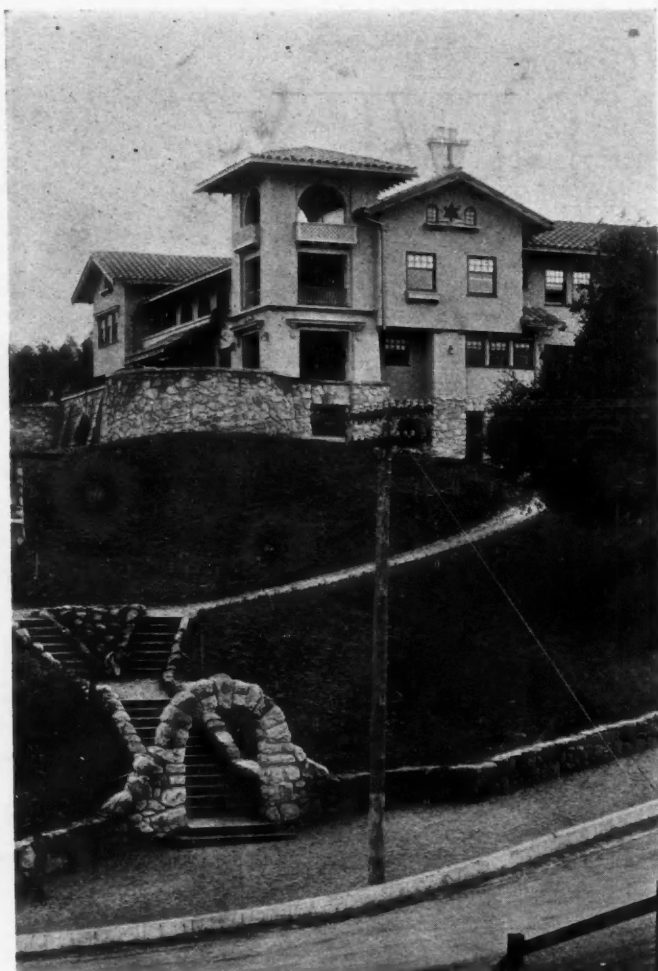
(THE GARDEN OF THE REV. DR. C. W. LEFFINGWELL, PASADENA, CALIFORNIA)

I KNOW a bank whereon a certain house and garden are so bound together to an end of beauty that they seem perfectly to exemplify John Sedding's happy idea of a house and garden curtseying to each other.

That the thing was accomplished neither by art alone nor by nature alone, but by a union of the two, will be evident from an examination of a couple of photographs. Look on this picture and then on that! It seems scarcely credible that both portray the self-same property. Yet such is the case; and surely they give us a powerful proof of the value of verdure. They force us to realize with a new vividness how mutually dependent are houses and gardens upon one another.

If we spare a moment to study the first view we shall

have to confess the architect has done his best. He has used his materials—his heavy foundation stone, his rich yellow stucco, his red roof tiling—all these in a masterly manner. He has alternated agreeably his voids and solids. He has arranged delightful doorways and window-ways. He has contrived a most substantial and handsome dwelling-house. So far so good, to be sure. But alone, he has not been able, after all, to create a gracious home-place—a spot where a family would fain abide and be content. His result, in other words, has lacked a certain subtle quality called charm. To achieve that, it was needful to call in the aid both of the gardener and nature. It was only after those two had worked together awhile—the one with definite aims, the other with lovesome spontaneity, in the



"A SUBSTANTIAL STRUCTURE, BUT—"



"TODAY AN ENCHANTED HILLSIDE"

morning, noon and night-time, in sunshine and in rainy weather—only then that the place became what it is today, an enchanted hillside.

Enchanted we say with malice aforethought. For—one can deny it—every garden worthy the name has a mysterious power to invoke a mood; and here that mood is one of care-free delight. We are lured away from the concerns of everyday. We are bid come and take deep breaths of fresh air and fresher thoughts.

This is true whether we enter by the formal driveway winding gracefully through an expanse of velvet lawn to the stately West Front, so to speak, of the house, or whether we go in by way of the entrance arch that is set midway of the northeastern boundary of the garden, and from there climb "by green degrees" to the hospitable great hall which opens gloriously on the one side to the morning and on the other to the setting sun. The great thing is that we are stimulated and carried out of ourselves, we seem to gain a new outlook on life as in the valley lying below.

However, as it chanced to be morning, the foot-path way with the sunshine glinting through a vine-clad arch lures us, first up a flight of purplish brick steps, then along a flower-bordered path that skirts the hill, on up another flight of steps, past a little ivy-colored summer-house that invites us to linger, still on through more flower borders,

past an unobtrusive stone lantern, and up more flights of steps—a climb that takes our breath away not so much by reason of its steepness as by right of the succession of views it leads us to—views that strike us somehow like the "leetle" ministers of a certain great-grandmother, each one finer than the one before.

This garden we have said fairly dances in the sunlight. True, and the mood induced is indeed one of gaiety. But it is a gaiety set to stately measures. The dance is never one of leaps and skips or fox-trots, but of the gentlest curtseys. In the well-executed minuet of other days there was opportunity, as we know, for the most subtle and fascinating varieties of movement. Now the rhythm followed was sprightly, now it was slow and of the utmost deliberation. Even so we fancy that this garden pulses to a similar succession of rhythms that we might hear were our ears but properly attuned.

'Tis a garden that goes now trippingly up the steps to meet the house halfway, now poises on one of the broad landing-places, now makes a low and stately bow to the accompaniment of the drip, drip of the hidden grotto—now dips again and spreads its floral skirts wide as it rests in front of the gallant tower.

How was this enchantment brought about? There is matter here to ponder. In the first place the site was splendidly chosen, just where the crest of the hill seemed



"EVEN THE PERGOLA GOES UP HILL AND DOWN DALE—BUT ALWAYS WITH THE STATELINESS OF OLD-TIME COURTESY."



"CLIMB BY GREEN DEGREES"

to command that a house and garden be placed. Then two broadsides, the one to the full east and the other to the west, were successfully arranged, while the tower was managed so that it should serve a two-fold purpose—so that it could make an imposing feature in the landscape and at the same time provide a vantage-point de luxe for observation of the exceptional view stretched beneath.

As good luck would have it, there were several fine old oak trees on the property with which to begin the planting scheme. With the richness and sturdiness of these it was decided everything must harmonize. The first problem was how to clothe the bare slopes with verdure. Now the obvious course to the majority of us would have been to try for grass—for a series of terraced lawns. Especially true is it that those of us who can boast any English blood in our veins have a veritable passion for lawns, and in this instance, if there had been no other opportunity for a stretch of grassy green, no doubt one would have had to be invented on the hillside. But as it chanced there was sufficient space for this on the plateau to the west of the house. And on the east side nature very plainly said she did not wish grass. Therefore a happy choice was made of the myrtle or periwinkle. It soon proved to be a lush ground cover, giving a lustre to the slopes the season through, and enhancing them in springtime with its wealth of blue stars.

To emphasize the strength of the foundation walls a vine of close texture and tight, clinging nature was chosen in the ficus repens, or climbing fig. For the masonry of the entrance arch the freer growing ampelopsis or Boston ivy was agreed upon and this was also planted on certain of the retaining walls, where it glows in autumn with the splendor of an Oriental rug.

At the point where the lowest steps branch and lead in diverse directions around the summer-house a mass of cotoneasters makes the winter brilliant with its red berries. Further up the slope a dense covering of English ivy shelters a cool round pool. Now and then a punctuation mark is met in the shape of a box hedge, a rose arch, or a formal tub-plant. On the upper terrace a-plenty of comfortable chairs and settees invite us to linger while our attention is divided between the landscape and the dartings of certain gold fish in a tiny round pool that is set just so that it can catch as many rays as possible of sunshine. The tower, despite the graceful arches in the third story, was inclined at first to frown a bit, but is now wreathed in many smiling vines.

The myrtle ground cover yields on occasion to the predominance of glistening daisies that contrast with drifts of purple iris and the pink blooms of trailing roses. Here a path is bordered with low fragrant box edgings; there one is green throughout its length with close-growing lip-

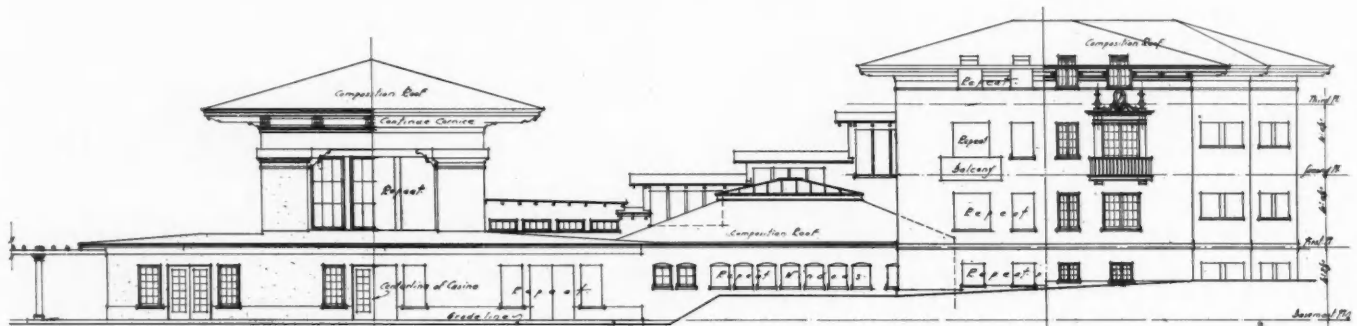
(Continued on page 70)



# CLYDE, CALIFORNIA

## THE HOUSING COLONY OF THE PACIFIC COAST SHIPBUILDING COMPANY

By HARRIS ALLEN



SIDE ELEVATION OF HOTEL FOR EMPLOYEES

G. A. APPLGARTH, Architect

THE question of adequate housing facilities for the populations of large manufacturing centers received a keen impetus during the war. Except for purely temporary accommodation, these problems had to be approached—and studied—from various standpoints, industrial, social, architectural, constructional, agrarian or real estate, financial.

Successful employers have long recognized that accessible and comfortable housing of employees secured better workmen, attracted the more stable married element and reduced the labor turnover; that it was "a potent factor making for stability in the industrial relation."

"The influence of environment upon the individual worker is a vital element in his efficiency, and in the aggregate becomes a factor of considerable weight in the balance between success and failure; second, certainly for higher grades of workmen, and under certain conditions of employment, for the lower paid employees as well, individual ownership of houses is desirable, not only for its very considerable saving to employers through steadying men in their jobs, but also for its healthy influence toward thrift, self-respect, and reliability upon the men themselves; third, the failure of private initiative to provide industrial housing adequate in either quantity or quality must be accepted as a definite conclusion, and big business would do well therefore to include in its initial program of capital outlay a charge for housing its man-power, on much the same basis as that for housing its plant and equipment; fourth, since the manufacturer's primary job is turning out goods, not putting up and getting rid of houses, the employer must not look for profits on his housing program comparable to those of the speculative builder. His own returns must be and can be anticipated in other directions—directly, through stabilizing his

forces and eliminating the exorbitant waste of 'hiring and firing'; and indirectly over a long period, through increased efficiency, health, and morale of the workers."—(C. C. May, "Architectural Forum.")

From the social and health point of view, which is really closely allied to that of the architect, the town planner, the contractor and the real estate man, the necessity arises of planning for the physical, aesthetic, and social development of the community and the individual residents. Points must be settled of zoning, generous reservations for public and semi-public uses, gradation of street widths and lot sizes to their respective uses, the utilization of site, contour and special landscape and building features for wholesome community life, the assurance of proper drainage, water supply, lighting, heating, supply service, transportation, freedom to the greatest possible extent from noise, dirt, and dangers of traffic.

The development of the town of Clyde for the Pacific Coast Shipbuilding Company is in many of these respects an unusually successful and interesting one. Every available effort has been made to create an ideal community of its kind. Capable architects, artists, engineers, have been employed. Experienced real estate operators have handled land, street, and utility questions. The individual family house, compact and well planned, with air and light and garden space on all sides, has been adopted, unquestionably the ideal type where possible.

Clyde was located three miles from the yard of the Pacific Coast Shipbuilding Company at Bay Point, Contra Costa County, and is about thirty-five miles east of San Francisco. The construction work was done by the Clyde company under the supervision of A. H. Markwart and with the assistance of the United States Shipping Board. At the conclusion of building operations, the directorate



## THE BUILDING REVIEW

of this company was succeeded, as previously agreed, by officials of the Pacific Coast Shipbuilding Company, which handles the hotel and the affairs of the town until it shall become able to govern itself.

Although the grounds and the garden setting are as yet untouched, enough building has been done to demonstrate the careful study and foresight of the men who planned Clyde. The first striking characteristic is the variety of treatment combined with a general harmony of feeling. Many—most—plants of this type are "distinguished" by a painful monotony, an endless repetition of plan and facade, with such slight attempts at surface variation as only serve to emphasize the sameness of structure. But even the plans of these houses vary, and that is evidenced quite clearly by their facades. No doubt the expense of construction would have been materially lower if a standard plan had been adopted; but as the residents of Clyde are all buying their homes it may be presumed that they are willing to pay somewhat more for the individual touches.

To make this treatment more striking, a color scheme has been adopted which, while somewhat strong at present, will eventually be mellowed and softened by the growth of foliage and flowers into a warm and cheerful ensemble. The handling of color was entrusted to Maurice Del Mue and Harold von Schmidt, with the co-operation and criticism of Bernard Maybeck, general architectural adviser for all the Clyde building operations. To quote a sprightly newspaper article, "Before a foundation was laid two well-known artists were dispatched to reconnoiter and report. They found a townsite nestling at the foot of green and sloping hills, stretching into marsh lands brilliant with russet-reds and browns—a gay chromatic harmony in golden sunshine with the blue sky overhead. 'If only a township that would seem a part of this, instead of an intrusion!' said the artists, and they went off to think about it. Later they ordered much paint and spent long hours planning, mixing, finally applying. Vivid blues and reds were added here and there for greater gaiety, like flowers dotting a hillside."

When the houses were designed, a picture was made of the town as it would appear when they were built, and on this picture the houses were colored as they have been in actuality. The entire effect was studied carefully before the final decisions on colors were made.

The general tone of colors has been laid out to harmonize with the brown hills in the immediate background. The foundation tone is yellow. This foundation color is clearest at the center of the composition, at the hotel and the buildings that will center about it, and becomes less and less prominent farther away.

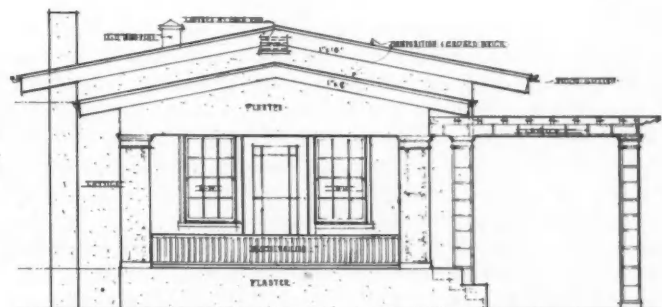
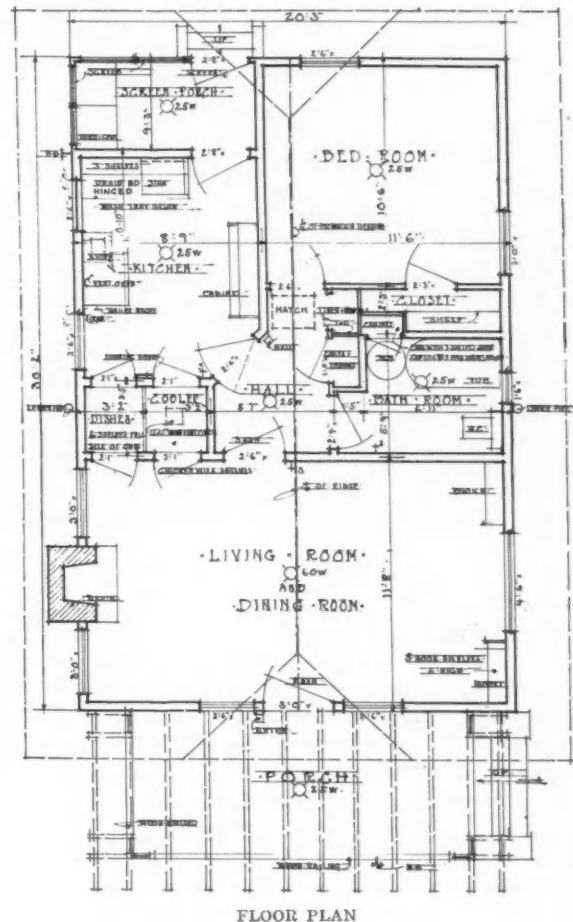
The houses on Norman Street are treated in warmer tones and as they move up the hills the tones are held colder and colder.

There are scattered about a number of single houses arranged in rhythmic series but not too obviously. This seems a trivial matter, but it helps in the total effect and when the houses are all finished the town will seem to have been there always. The colors are chosen in such a way that in the course of time they will still look clean and mellow.

When shakes are used, they remain their natural color. In a case like this the trimmings show up the color

scheme. For instance, one house has orange trimmings with green flower boxes at the front windows and blue corbels. The ceiling over the porch has a blue panel. In the course of time the new reddish yellow shake will turn brownish grey, and later on will turn to a mauve grey.

It must be remembered that in California houses are sometimes covered with vines and surrounded with foliage



that is green all the year round. The modern tendency in California is to paint houses in bright colors.

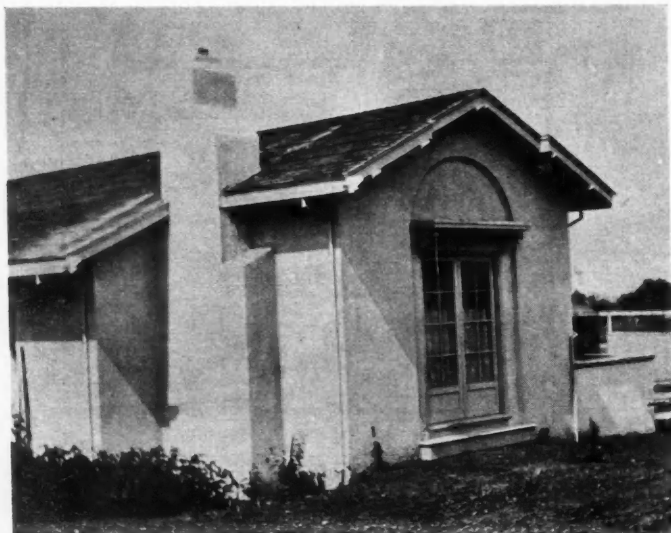
To keep Clyde's color harmony throughout, only a few colors are used. The two blue shades are always the same, and so on.

## THE BUILDING REVIEW

If the exterior of the houses appears friendly and home-like, the interiors are even more so. The woodwork, doors, trims and sideboard of some typical houses are of a mauve cream color. The main room has a soft tobacco color, and the room adjacent has a pea green wall. Both rooms have the same colored trimmings and soft white ceilings. The walls and woodwork of the bathrooms are

nickel plated and the drain pipes under the sink are also nickel plated, giving a neat appearance.

The hot and cold taps in the double laundry tubs, of cement, are nickel plated. These tubs are on the back porches. Each house is equipped with a prism-form flour bin whose center of gravity is so arranged that the weight of the box keeps it back; the bins close automatically.



DETAIL OF HOUSE No. 48  
E. W. CANNON, Architect

Painted white. The kitchens have white enamel paint behind the stove up to the dado mould. The woodwork, shelves, drawers, doors, trims, and mould are shellaced pine and the wall is yellow, thus softening the yellow tone in the pine. The back porches are of a light mauve grey.

The architectural treatment of the houses has been kept simple, with much of the "California" feeling, suggestive partly of Italian, partly of Spanish origin, with a few cottages of a modified English type, so unobtrusive as to fit quietly into the ensemble.

The interior arrangements are compact and well planned, with comfortable floor and window area, and modern conveniences are provided to a quite remarkable extent.

The fireplaces—and most of the homes have them—have all been tried out and they all draw well. Some of the fireplaces have brick fronts and some tiles. The backs, sides and hearths are all of fire brick, the hearth in front of the face being finished to match the outer finish.

Folding ironing boards which can be put out of the way in a case in the wall are one feature of the conveniences Clyde's homes have for the housewife. There are two boards—a little one for fine work and a big one for plain work. Over their wall case is an electric connection for the electric iron. If old fashioned irons are preferred, there is storage room for them in the bottom of the case.

The houses are wired for lighting and enough electric work has been done to supply electricity for cooking for those who prefer this form of heat. If electricity is selected for cooking, there will be separate meters.

The sinks are directly under the kitchen windows. They are porcelain finished. The hot and cold water taps are



ENTRANCE TO HOUSE NO. 48  
E. W. CANNON, Architect

The houses have hot water boilers with connections to kitchen, bathroom and laundry.

There is a neat china closet in every kitchen.

The bathrooms are of good size and their fixtures and tubs and so forth are all of as good quality as one could desire.

There is a medicine chest in each bathroom, with mirror and shelves.

The electric fixtures have been chosen with the same care that all the other details that count have been looked after. All electric wiring is controlled by switches.

And there is plenty of closet room, the closets in the bedrooms being complete, with shelves and coat bars.

The public service features of Clyde—water, sewerage, lighting, street work, transportation—are adequate for a long time to come.

The water distributing system provided is as thorough-going as is the work in any of the other phases of building the town.

A complete circulating cast iron system is called for, the pipe being six and eight inch, high tensile cast iron. A storage tank of redwood has been provided for also, of a capacity of 200,000 gallons.

(Continued on page 71)

*The* GARDEN

## THE RELATION OF NATURAL TO ARTIFICIAL BEAUTY IN LANDSCAPE

No. II (Continued from September Issue)

By WALTER COPE

WHY is an avenue of great trees more majestic than an equal number of trees equally spaced but artificially dotted at random over a given area? The avenue in its arrangement, in its spacing, is man's way of arranging trees. It is like a peristyle of great columns; but an equal number of trees equally spaced and yet at random is neither man's way nor Nature's. It expresses neither one thing nor the other, either to the lover of art or to the lover of Nature. Nature does not plant her trees like a crop of corn, at suitable intervals and of equal age and size, and it is only where there has been an unsympathetic and unnatural and Philistine interference on the part of man, whether in planting or in cutting down, that we find trees grouped aimlessly but at equal intervals.

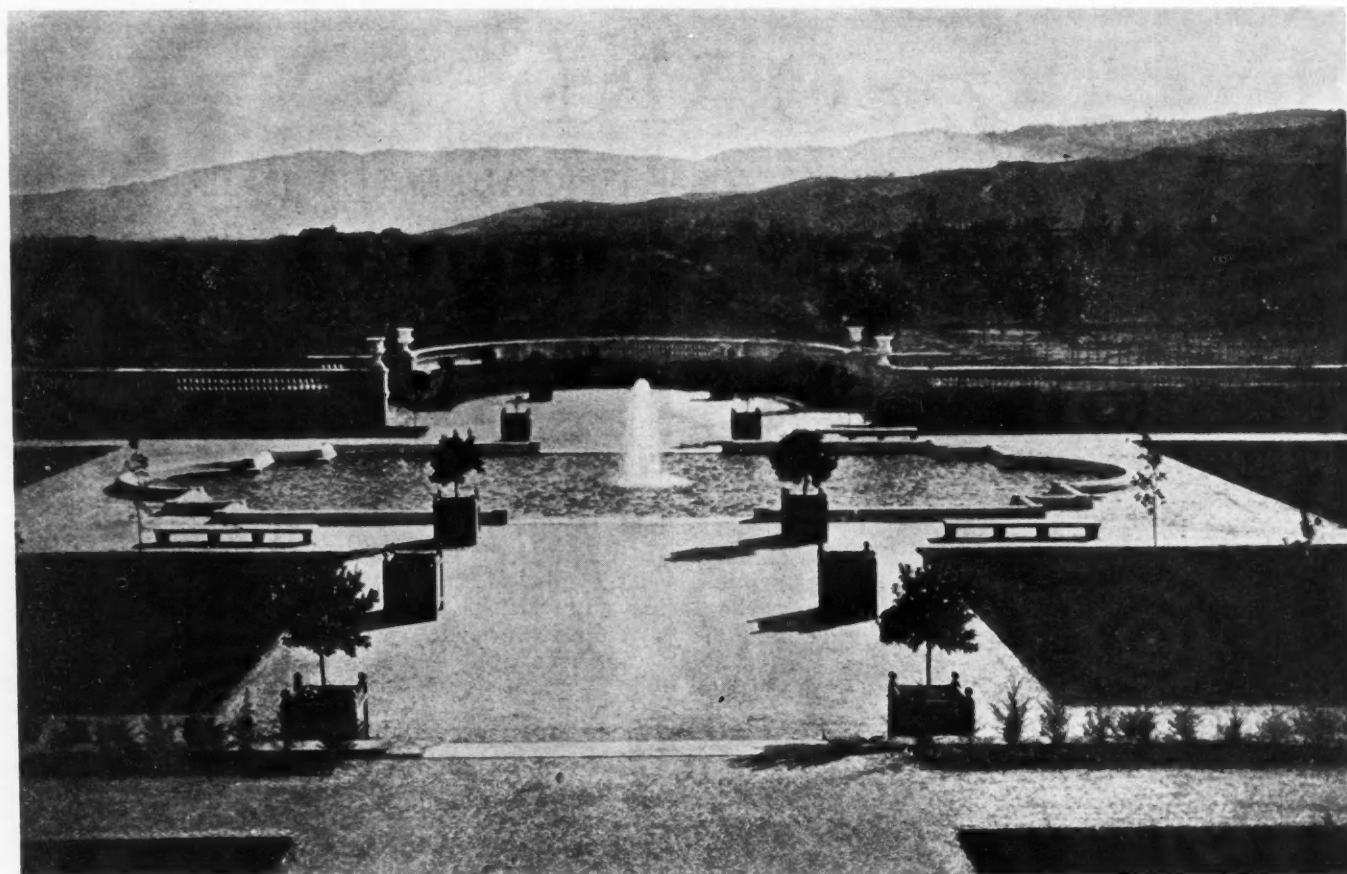
Nature does not build river-walls or bridges or roads any more than she does houses, much less does she make railroad cuts or embankments. What, then, should be our rule in dealing with these? The cuts and embankments for railroads our landscape gardeners have, fortunately, generally given up in despair. Surely, if not discouraged, Nature will take better care of these than man can possibly do. She will gradually shroud them in trees and thickets and hide the ugly bare gashes that the hand of the engineer has made. The Wissahickon Drive, in Fairmount Park, is a beautiful example of this. Did it ever occur to you how frightful, how hideous the Wissahickon must have been when that drive was made—the rocks tumbled down into the stream in great masses? Left alone, Nature has made it utterly beautiful. But what of our river walls and bridges? Do you think to make these beautiful by building them carelessly, roughly, on lines that are not true and perfect and beautiful architecturally, and at the same time cut off all chance for Nature to hide their naked ugliness? Or should they be built as we would build any work which we are pleased to call a true work of art, a true masterpiece of architecture? Shall they be carefully designed and laid out on perfect curves as we would a great building? Certainly—why not? And the only limit in the matter of costliness and perfection of finish should be the predominance which we wish to give at a given place to the human over the natural element. The well-hewn and graded slopes and levels and bridges of a great mountain pass may rightly be treated as merely utilitarian, laid out on the lines of the most utter reasonableness, the best engineering—just, for instance, as the Wissahickon Drive—without undue expense of finish or perfection of curve. Nature will take care of them if she is left to herself; and as time goes on the ravages of man's hand will be lovingly hidden by moss and leaf, and there will be nothing to mar our sense of the reasonable and beautiful.

But in a great city, or its park, or within the well-kept precincts of a country place close to the house, where man must be constantly reminded of his own existence, where people congregate, there it is appropriate that the greatest architectural perfection, the most careful study of design, should be given to every artificial work. We are so trained to think that what we build in the shape of a house must be carefully studied by men who have given their lives to the subject, whose life-work it is to design, that in this last century we have forgotten that all building, all artificial interference with the face of Nature, is only the visible or the physical expression of man on the face of the earth. And the same principles of design that determine the proportions of a facade govern the dimensions that we would spread out on the face of the ground. A flight of steps out under the open sky is just as much a matter of nice design and proportion as a facade of a building. We are not used to thinking so, especially here in this part of the world, but I believe we are coming to it; and everyone did think so before the beginning of the century just past. All outdoor design was considered as only a part of architecture, and the same nicety and skill was applied to it as in the building of houses. The idea is not only unfamiliar to us of the present day, but it is one I have myself found very hard to put into practice. We have all of us grown up in an atmosphere of believing that the work a man does with pick and spade is an entirely different thing from what he does with hammer and saw, but it should not have been so considered.

Let Nature, so far as she will, clothe this work of ours—whether it be simple or elaborate—in her own way, and still the effect will be more and more beautiful. The two elements will stand in stronger and stronger contrast to each other; not in discord, but in utter harmony and agreement. I by no means urge elaboration or over-much ornament in that which we do. In this we should be governed by the same rules of good taste and restraint that should characterize every architectural work.

In this country we have been so affected by the school of landscape gardening, to which I have referred, that we are afraid of the doctrine of formalism. The American of today, when he sets about improving the landscape, is very apt to think that he should confine his formal work to buildings; and, after that, pitch into Nature with spade, axe and pruning-hook and impress upon her the fact of his existence by thinning out trees in one place, spotting young trees aimlessly about in others, laying out meaningless and meandering roads and paths and building rustic bridges and what not, with the idea that he is showing his sense of harmony with Nature. If he builds walls or outlying works in stone, he feels called upon to give them what he terms a rustic appearance. He fits





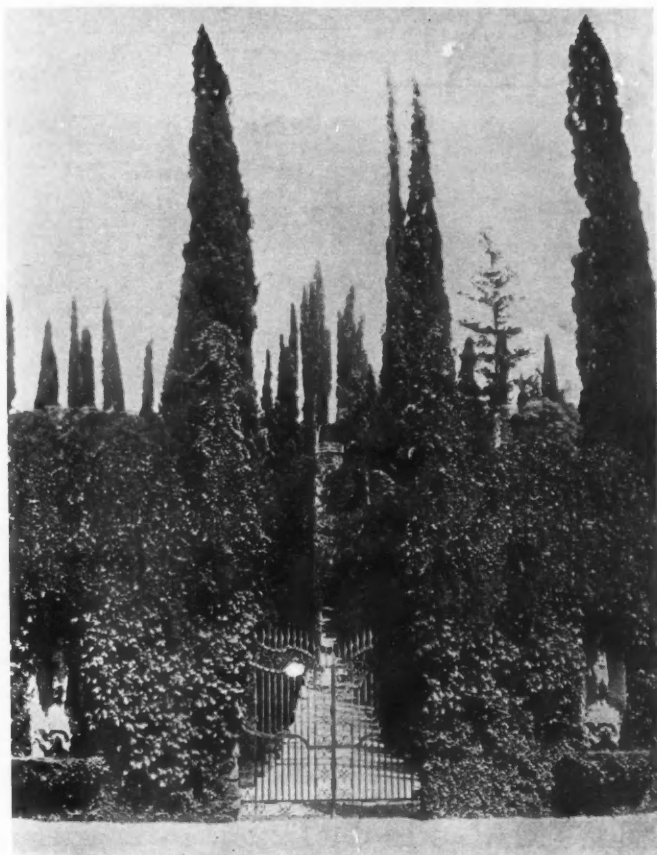
TERRACE ON CAROLAN ESTATE, SANTA CLARA, CALIFORNIA

their tops with jagged pieces of stone, paying but minor heed to lines and levels and to the question whether any wall is needed or not. Now, there never was a piece of stonework that suffered from being too well and decently laid, and there never was a path that looked the better for curving to a given spot when the curve was due to no natural obstacle and did nothing to make the grade easier. And when we come to the cutting and planting of trees, as practiced, perhaps, more particularly in this neighborhood than any other place that I know of in the world, I can scarcely restrain a feeling of bitterness. What other part of the world has been more richly endowed by Nature with noble, native trees than ours, or what more beautiful forest undergrowth can we find than that which springs naturally where it is permitted in the woods of Pennsylvania? Why should we insist in discarding our native growth in favor of trees which are not at home in our country-side and never will be? The pointed spruce, which belongs among the rocks and precipices of the mountains, or the rocky coasts of New England, has no sympathy with our softly rounded hills—its aggressive, pointed form needs the contrast of huge rocks and cliffs to harmonize with any open landscape. Can the poor, insipid maple (that is perhaps a little hard) compare in beauty with our sturdy, native oaks and chestnuts and sassafras? And as to undergrowth—why do we insist upon cutting off the supply which Nature is always providing of young trees that will, in time, take the place of

the taller ones as they die? And why, too, in cutting down our thickets, do we deprive the birds of their nesting places and the ground of its natural store of moisture, so necessary to the health of trees? There is a good old word in our language which is becoming obsolete in this part of the world, and the fact bespeaks our lack of appreciation of what Nature will do for us if we let her. It is the word "copse" or "coppice"—that natural tangle of trees, little and big, with broken outlines against the sky, a mere fragment of woodland, perhaps, but in itself offering a thousand beautiful studies in rounded or broken outline of twig or foliage. Where can we find more lovely masses of broken skyline, of color, light and shade and blossom than along our untouched hedgerows? What has the nurseryman given us to take the place of these where they have been destroyed?

If, then, we are to invade our woods, let it be only with wood-paths, and let these be as modest as may be where few travel over them; and where the multitudes must needs enjoy the woods, let good, wide, decently leveled and decently kept paths be run. If it is distressing to see a rough railroad cut or an embankment in the midst of beautiful mountain scenery, it is equally so to see a wood overrun by people. I know of nothing more unpleasant than a picnic grove. There is in it only the feeling of desecration. Where people, then, must congregate beneath the shade trees, let broad walks be provided in a decent and formal way, a way to acknowledge man's self-respect





GATES TO THE VILLA GIUSTI, VERONA



AVENUE IN THE JARDIN D'ESSAI, ALGIERS

and at the same time his reverence for Nature; and let those parts of the woods not open for such walks be kept sacred, if possible, from human footprint or touch.

If trees must be planted (I except avenues), plant them as Nature would, not at "suitable" distances and each one just as big as the nursery will afford, but sow them hit or miss as Nature does and close together or far apart as chance may place them, and not all of a size, for if you are to grow a wood or a grove you must leave to Nature to determine which young tree shall outstrip its neighbors. If you cannot persuade yourself that this will produce a beautiful effect, go into any wild natural wood and see how the roots of even the finest trees are interlocked and their trunks almost united in places. It is by this very overcrowding that Nature produces her most beautiful effects of light and shadow and of contrast; it is the first cause of all picturesqueness in bough and foliage. Luxuriance of natural growth should be our aim.

On the barbarous practice of lopping trees I need scarcely comment; but let me make another protest. Having planted flowering shrubs, why should we trim them into rounded balls every winter, and thereby cut off most of the bloom-bearing wood? In their proper places the trimming of hedges and box-borders and yews into stiff architectural shapes is one thing; but to trim shrubs, which are beautiful because they bear long feathery sprays of flowers, has no excuse. It is generally from last year's wood that the flower-bearing shoots spring, and to cut these off each winter means little bloom in the following spring or summer. We need waking up in some

of these things. All about Philadelphia this is the practice among the gardeners. People who believe that they have beautiful places, and have set out plants to grow, allow their gardeners to sweep over them every spring and trim these feathery shrubs into round buttons; it is senseless, aimless, ugly, unheard of! I do not know where it came from, but it certainly pervades in the districts around Philadelphia. If flowering shrubs must be cut down, well and good, but take them down entirely, just as you pick out a fern from the midst of a group without marring the beauty of the rest. Trimming a flowering shrub is as absurd as trimming a maiden-hair fern with a pair of shears.

To sum up: I would urge simply that we take Nature more thoroughly as we find her and as she would be if we let her alone, that we treat her with more respect and allow her free sway where we acknowledge her right to exist at all; and that in all we do of artificial work, whether it be to build houses, to level and open roads, to lay out walks and gardens, we do all with an eye to the eternal fitness of things, not hoping to improve upon Nature, but merely to make beautiful works of our own. These cannot, if they are really beautiful and reasonable, ever interfere or mar to any extent the beauty of the landscape, but will only serve in the long run to heighten its interest and charm. If this country should ever become depopulated in future ages, let the stranger wandering over it feel not only the beauty of its natural hill and forest and river, but, as well, the beauty and perfection and dignity of all that we have left behind us.

# EDITORIAL



## A NOTEWORTHY INDUSTRIAL REPORT

THE present industrial situation throughout the entire country is a very unsettled and nervous one, bordering on hysteria. It is so involved with the problem of reducing the high cost of living that the Government is taking active steps both of investigation and of action, and in this connection an extremely interesting report was recently made by a committee of the New York State Federation of Labor, which is well worth serious consideration. This committee believes that industrial warfare is not the method by which to re-establish normal conditions in this country.

The report is as follows:

1. Your committee earnestly recommends that the Executive Council take steps to cancel and suspend all strikes now in progress in New York State, and to use their influence to prevent the calling of future strikes except in such circumstances as, in the opinion of the Executive Council, render it imperatively necessary to use the strike weapon.
2. That the truce shall be on the basis of the status quo.
3. That the period of the truce shall be six months, or for such longer period as President Wilson may require to enable him to effect a reduction of the cost of living.
4. That notice be served on all employers that any individual, firm or corporation which attempts to take advantage of organized labor's attitude, to serve its own interests at the expense of labor, shall be left for a reasonable time to such disciplinary methods as other employers or organizations of employers may wish to put into effect, and that if disciplinary measures be not taken by the employers themselves, then organized labor will fight such unfair and disloyal individual, firm or corporation in a

manner that will never be effaced from the culprit's memory.

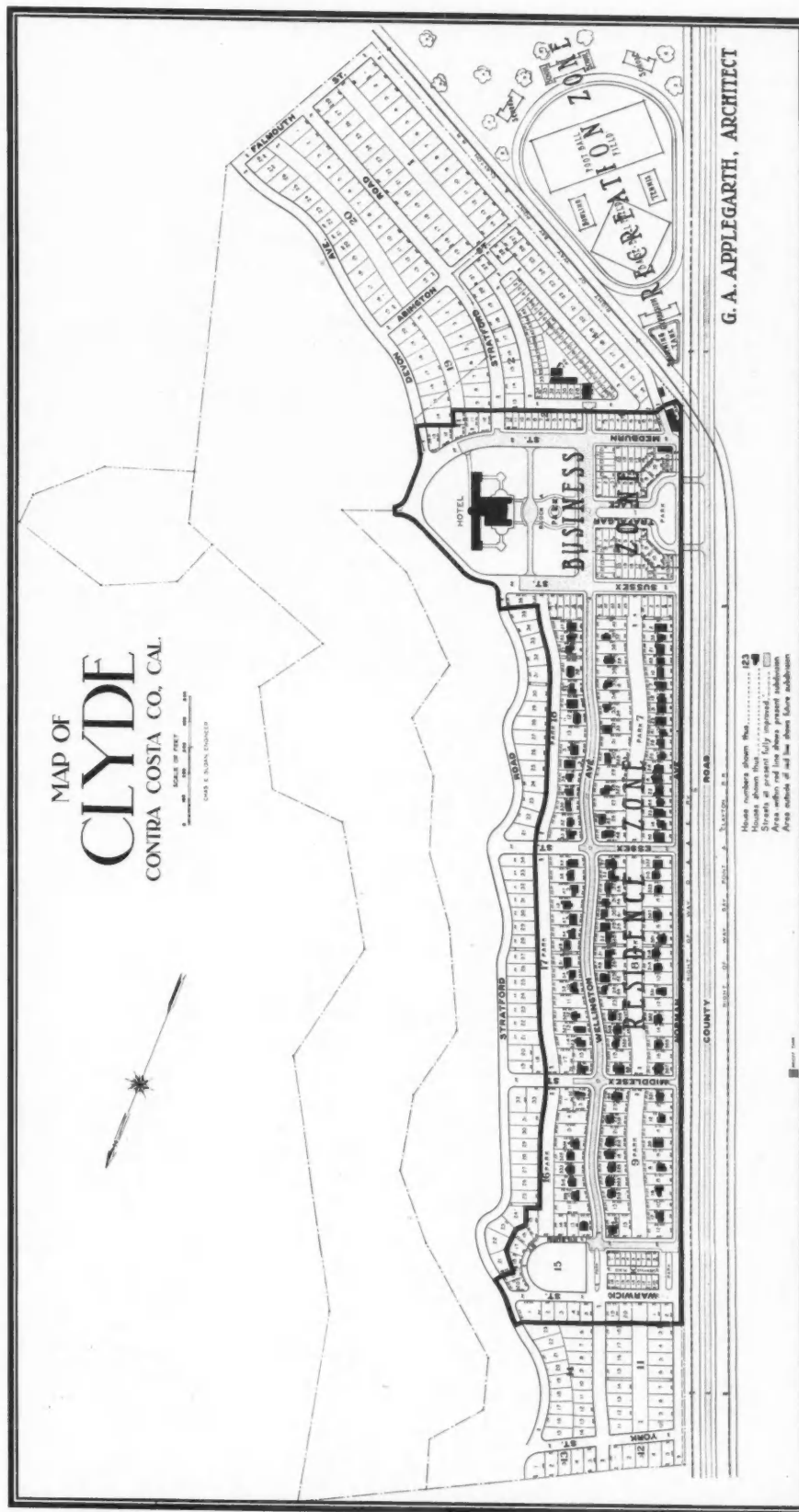
5. That copies of this report be transmitted to Samuel Gompers, president of the American Federation of Labor, and to the various State Federations of Labor throughout the United States, with the recommendation that the policy outlined herein be adopted by all.

(“CLYDE, CALIFORNIA”—Continued from page 63)

pia. Everywhere the natural undulations of the land have been taken advantage of—not obliterated. There are more terraces than we can well count. “One for the house,” so it was once remarked, “one for the garage,” “one for the cow,” “one for the tennis court,” and “one for the children” . . . .

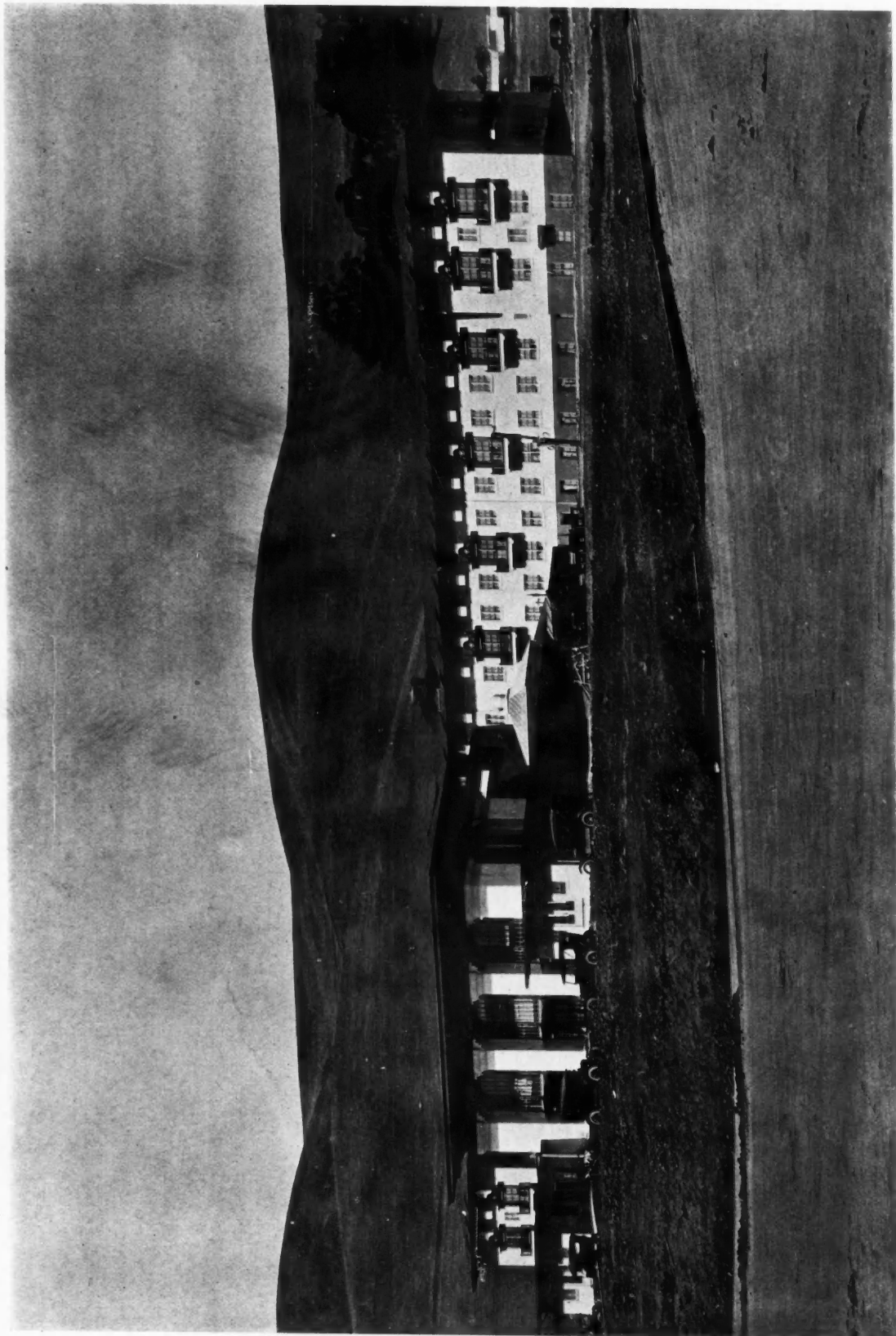
In midwinter certain of these terraces will break out into a foam of white *Choisya ternata*, or Mexican orange-flower. Others will be lit up in their season by the golden wonder of acacia blooms. Even the pergola, under its roof of purple and white wistaria, goes up hill and down dale with many a step and many a pleasant landing-place, but never forgets to carry itself always with the stateliness of old-time courtesy.

It is indeed a rare privilege, even in a land of bounteous gardens, to visit this particular and unique place of pleasantness, and we break the spell of it only with an effort. As we come down to what Robert Browning called the C major of life, we do not resist a backward glance through the arch that makes so luxuriant and fitting a keynote for the succession of pictures within. A moment later, jogging homeward, we are guilty of the whispered commonplace: “Ah, how truly well-planned planting can make for magic.”



GENERAL PLAN OF HOUSING COLONY AT CLYDE, CALIFORNIA, FOR EMPLOYEES PACIFIC COAST SHIPBUILDING COMPANY





HOTEL FOR EMPLOYEES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.

G. A. APPLEGARTH, Architect

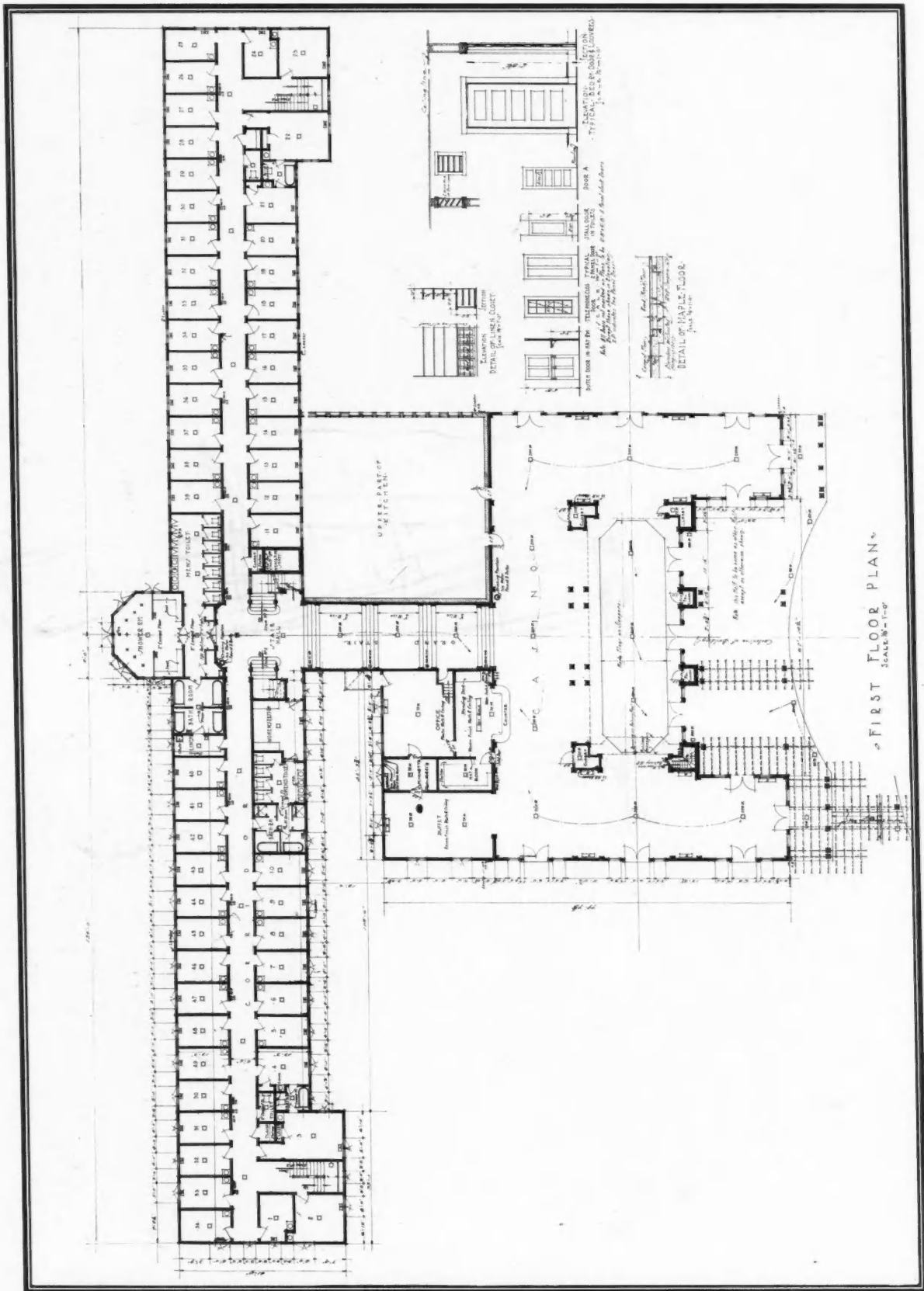




DETAIL OF PAVILION  
HOTEL FOR EMPLOYEES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.

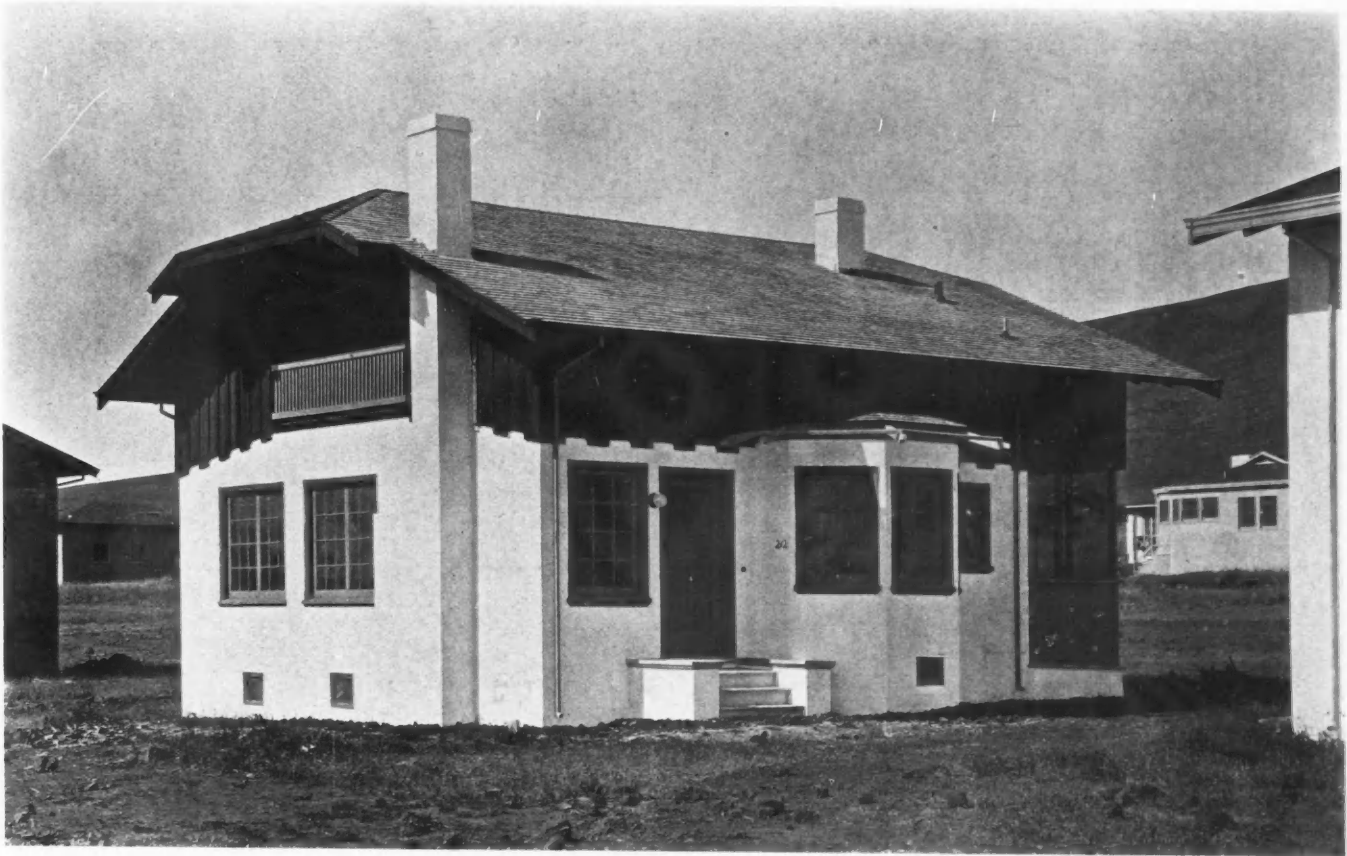
G. A. APPLEGARTH, Architect



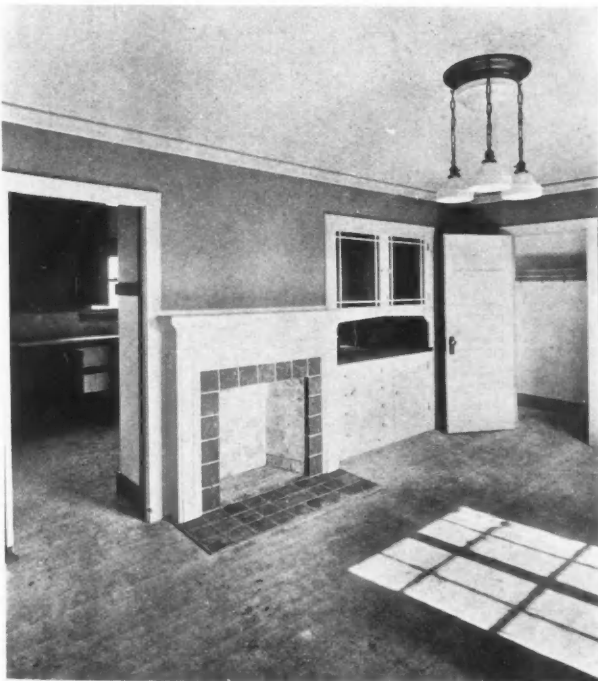
G. A. APPELGARTH, Architect

FLOOR PLAN  
HOTEL FOR EMPLOYEES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.



HOUSE No. 525



TYPICAL LIVING ROOM



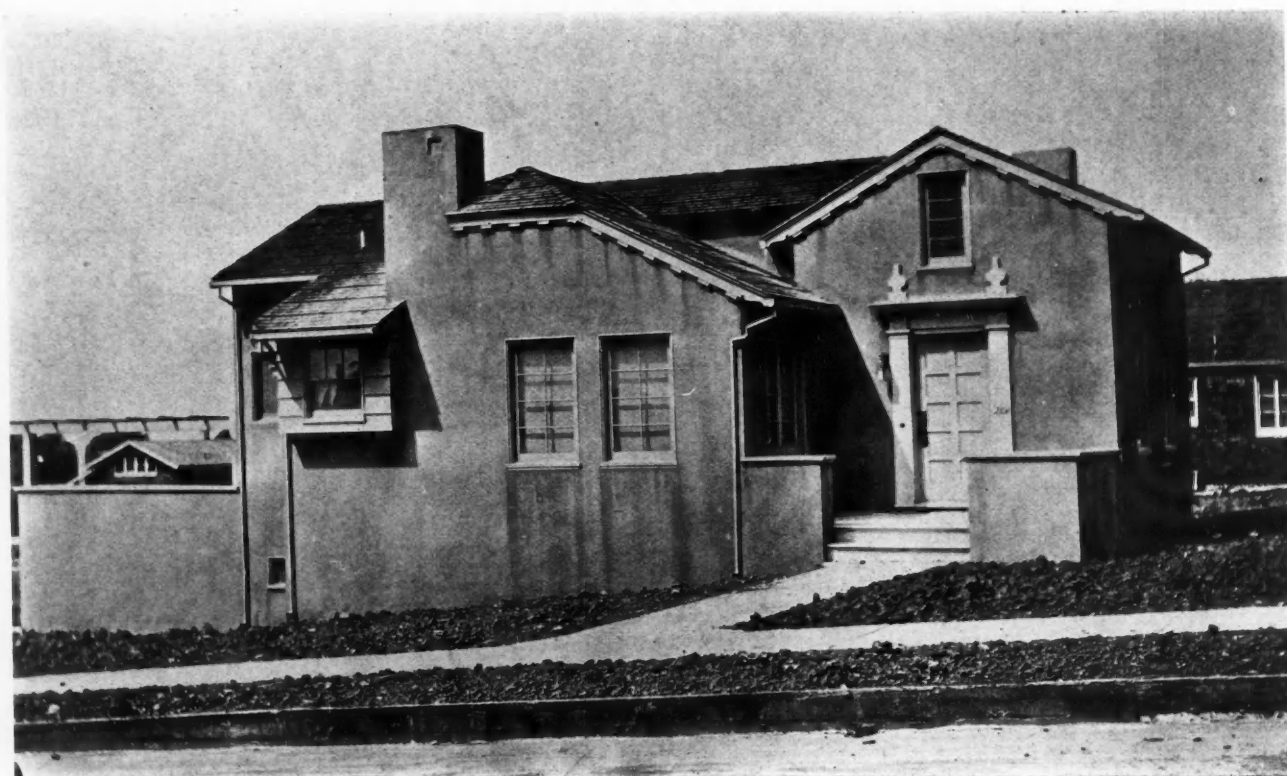
SCHOOL HOUSE

PACIFIC COAST SHIPBUILDING CO.

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

G. A. APPLGARTH, Architect





HOUSE No. 57



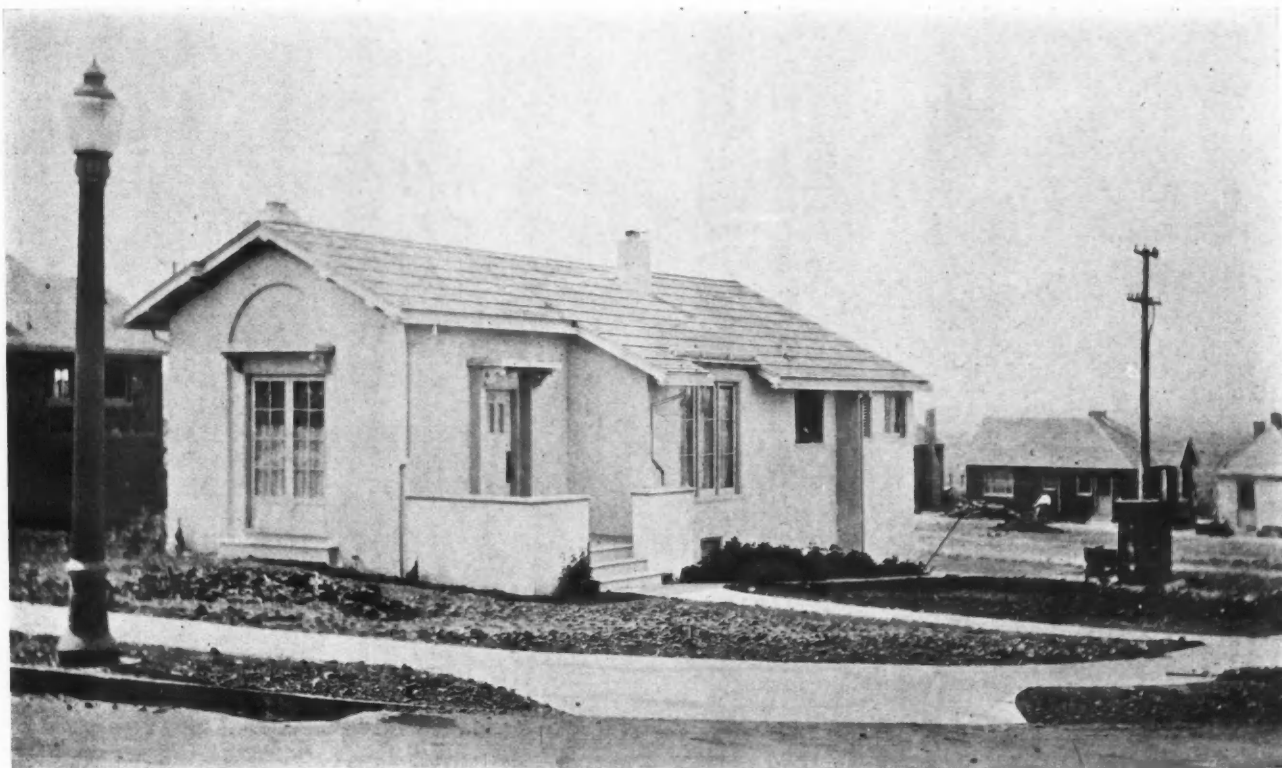
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PACIFIC COAST SHIPBUILDING CO.

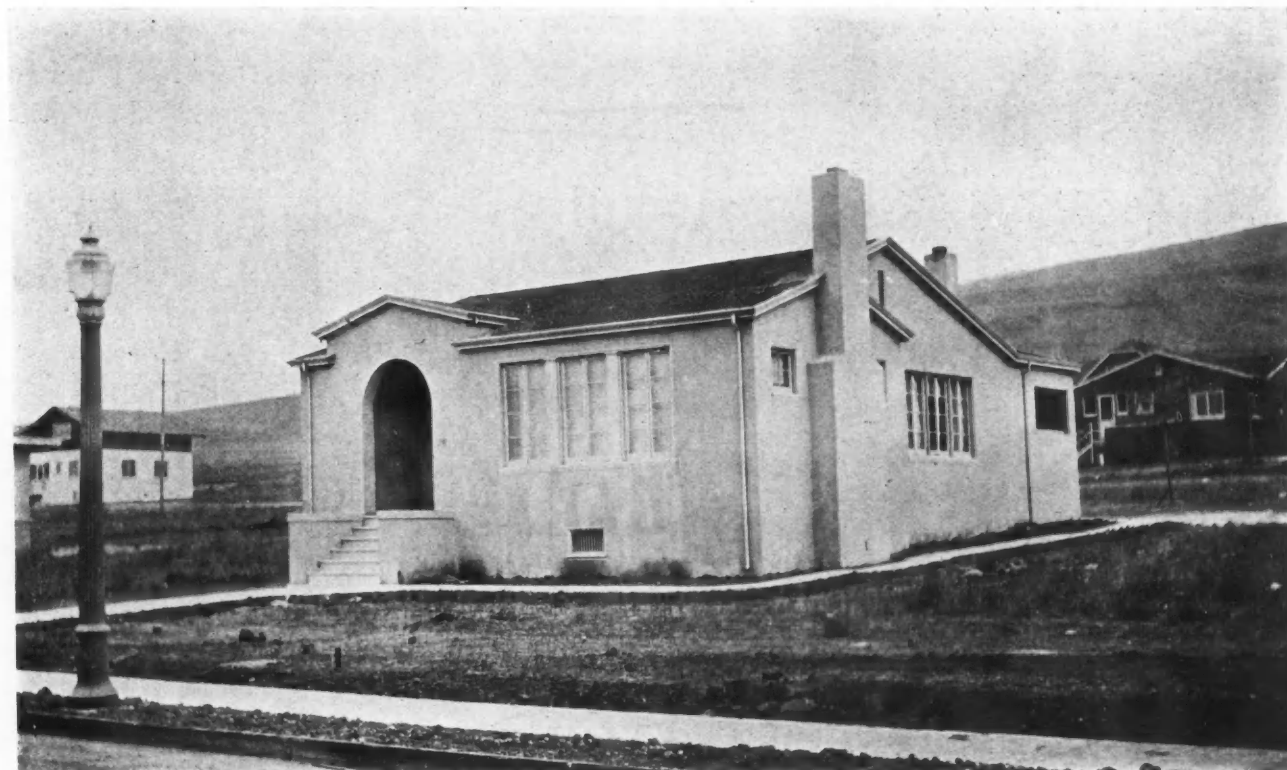
EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

E. W. CANNON, Architect





HOUSE No. 48

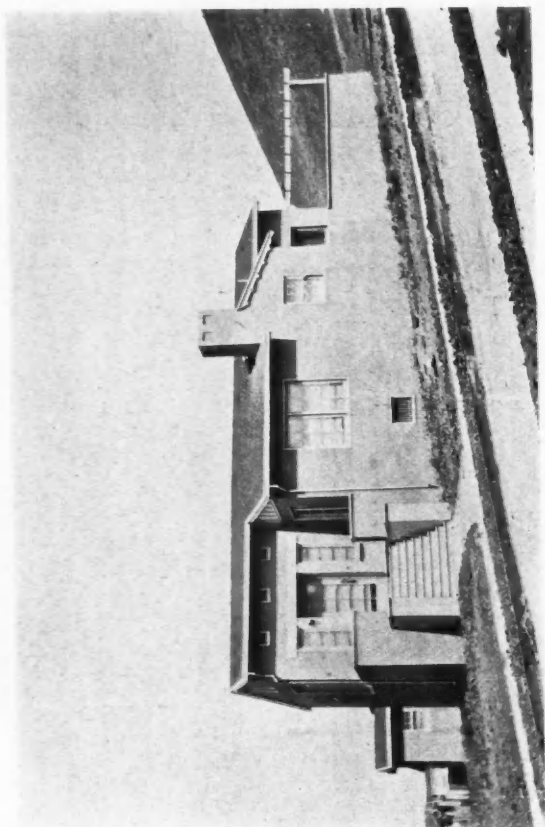


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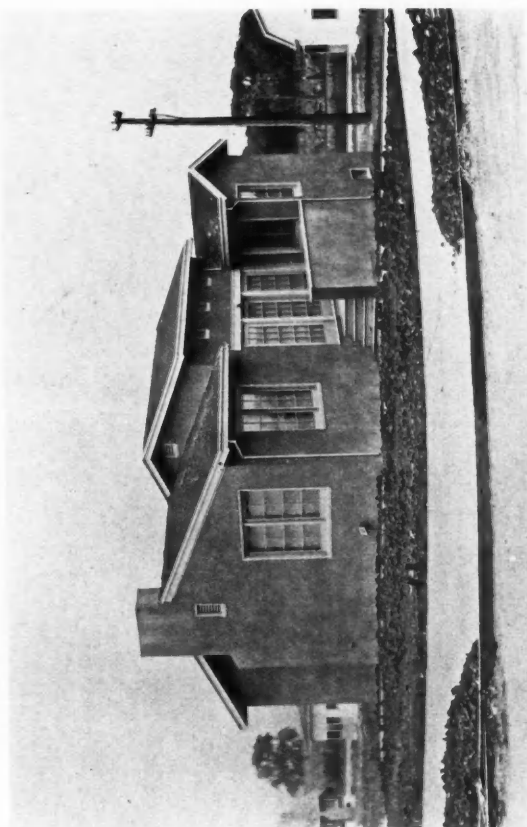
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EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

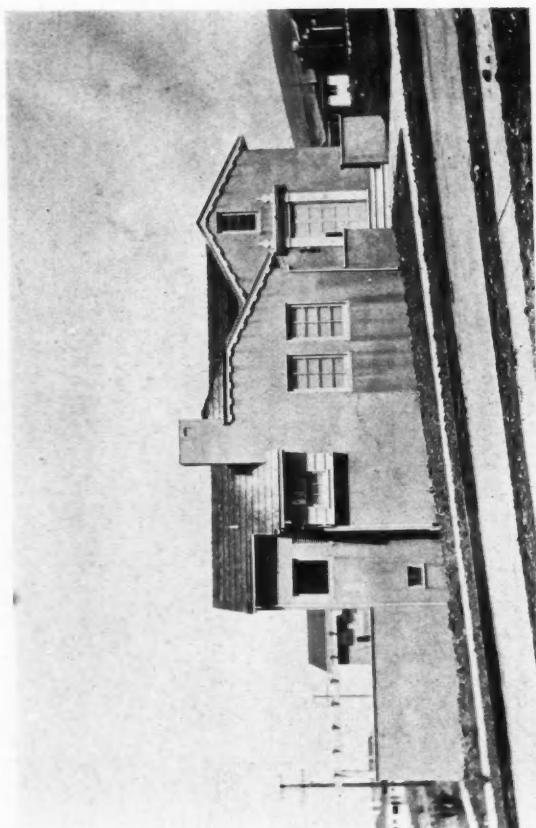
E. W. CANNON, Architect



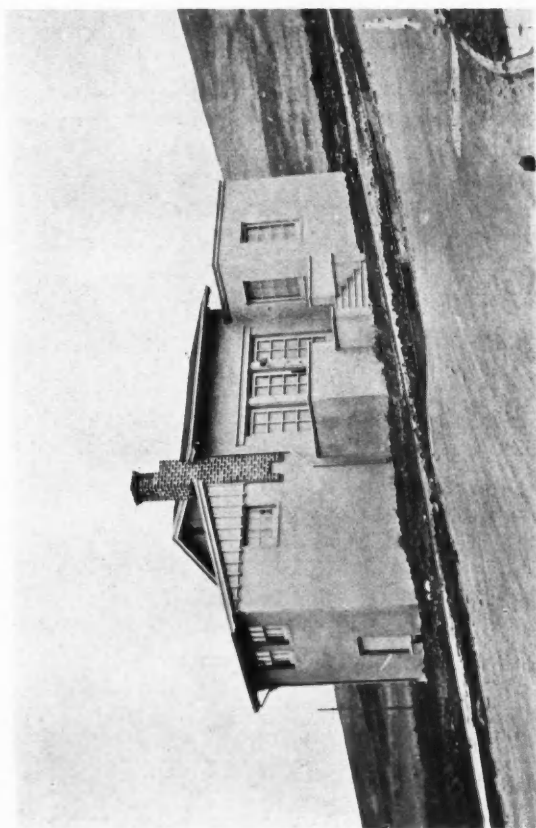
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HOUSE No. 69



HOUSE No. 57

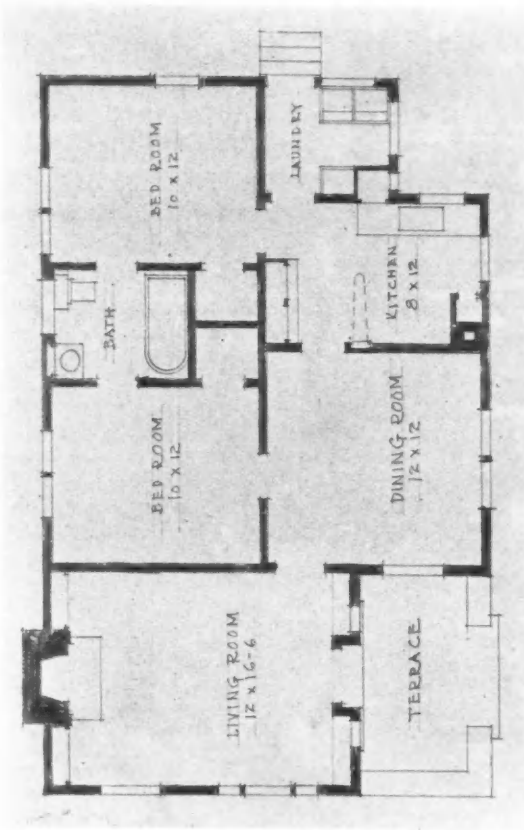


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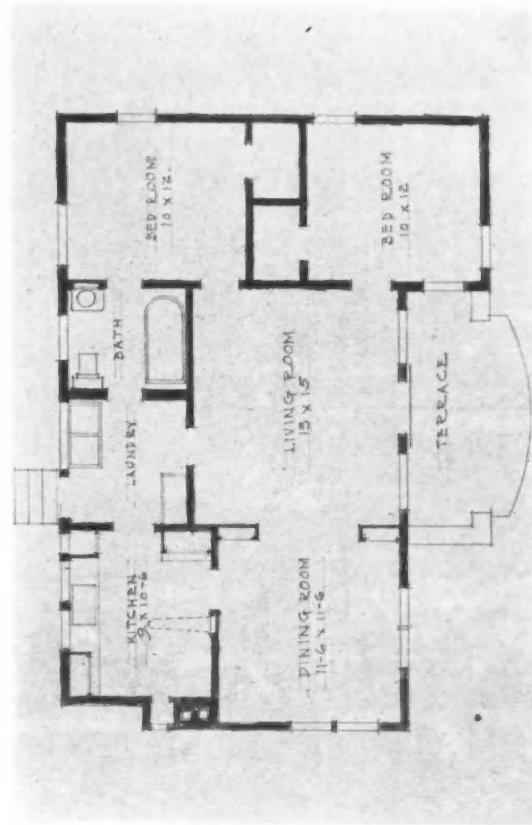
E. W. CANNON, Architect

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

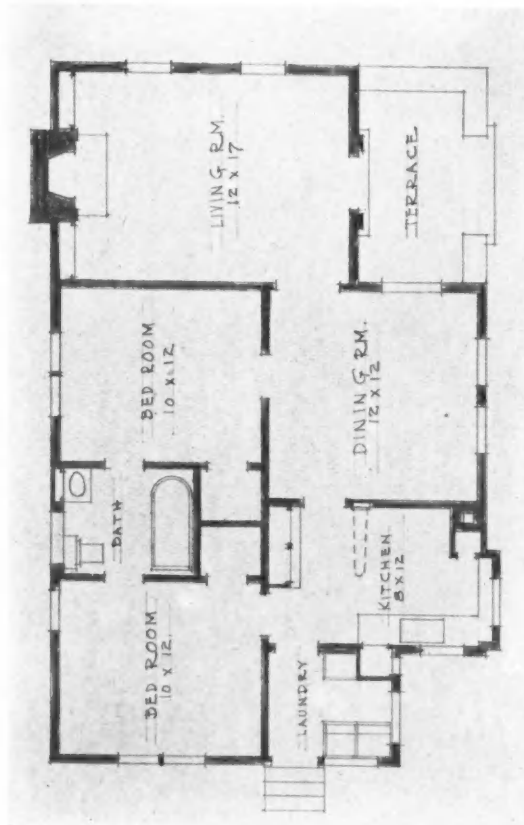
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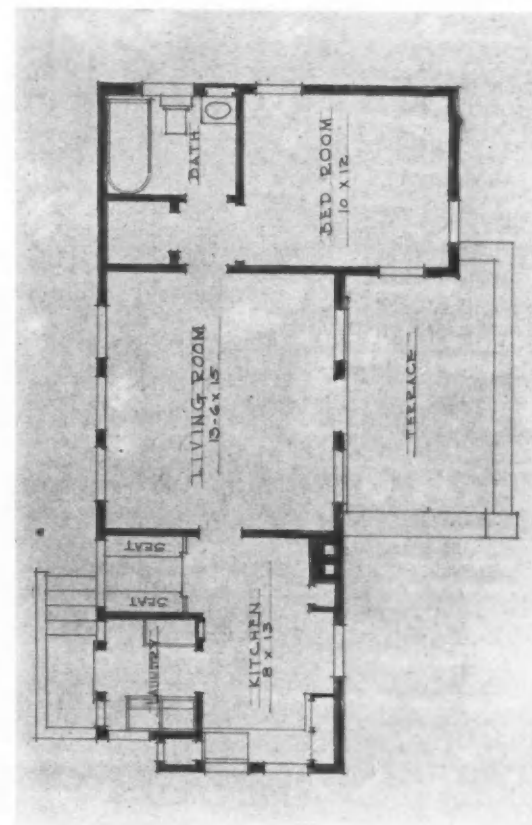
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PLAN OF HOUSE No. 69



PLAN OF HOUSE No. 57



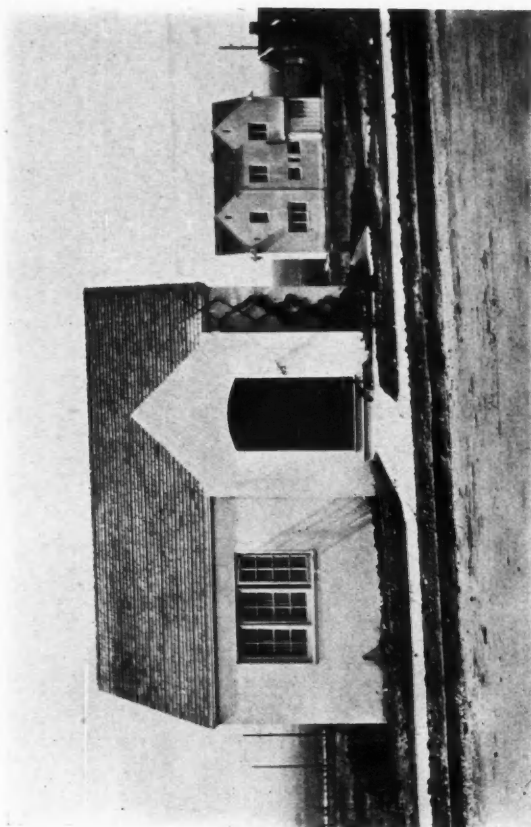
PLAN OF HOUSE No. 50

E. W. CANNON, Architect

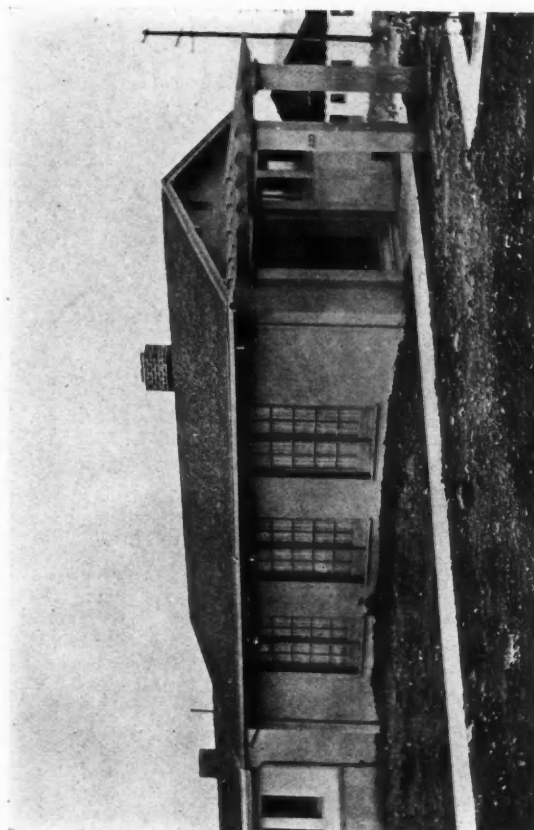
EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.



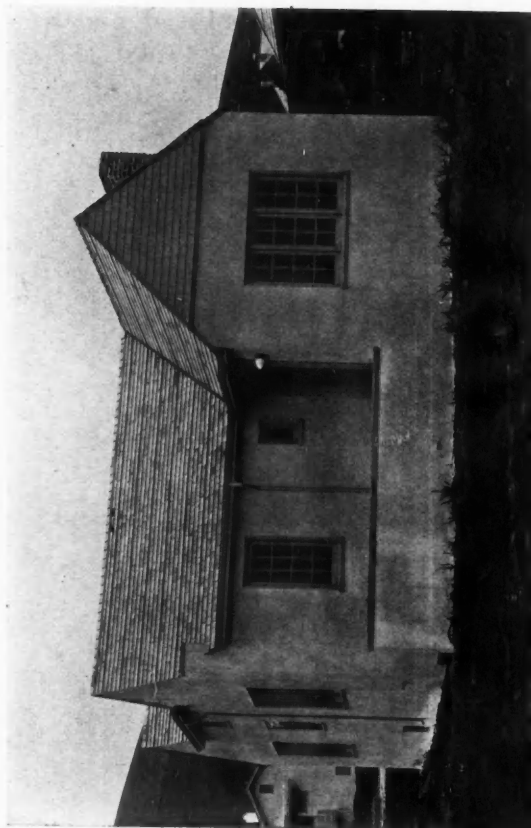


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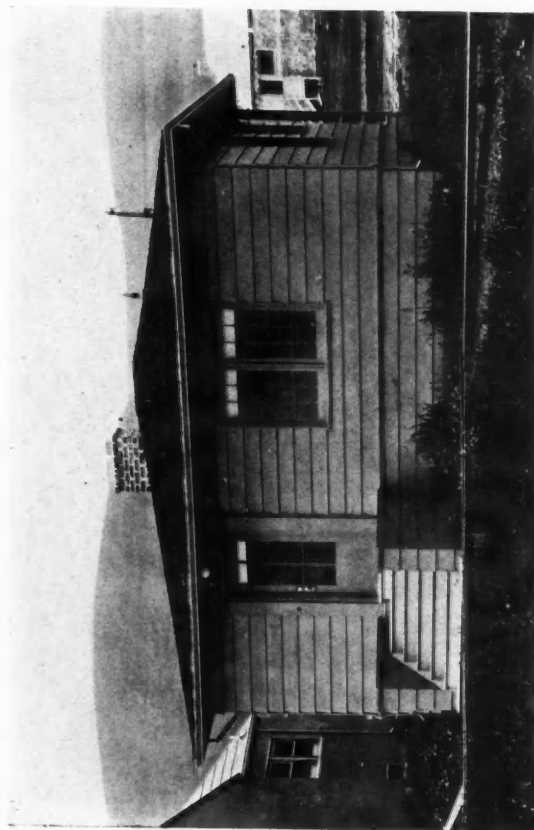


HOUSE No. 49

E. W. CANNON, Architect



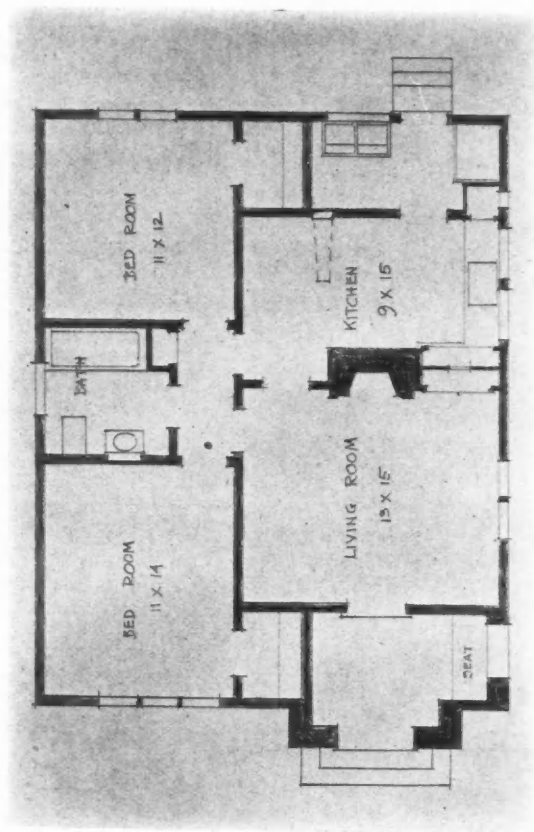
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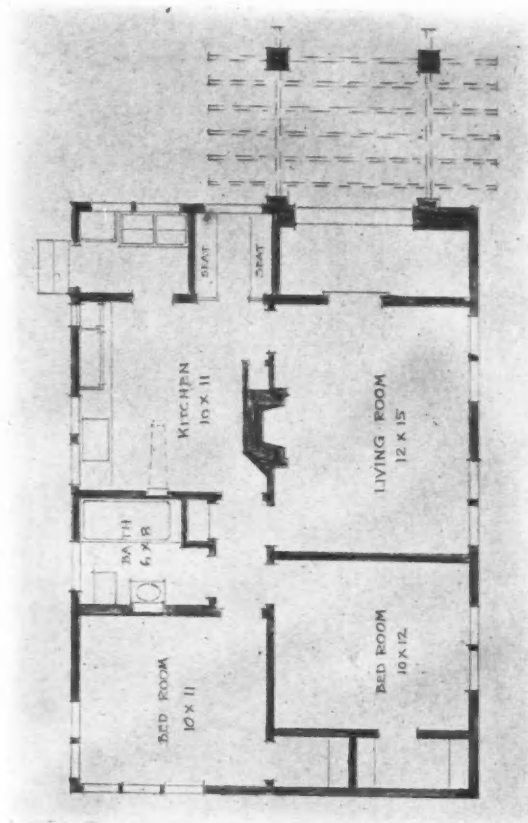
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PACIFIC COAST SHIPBUILDING CO.

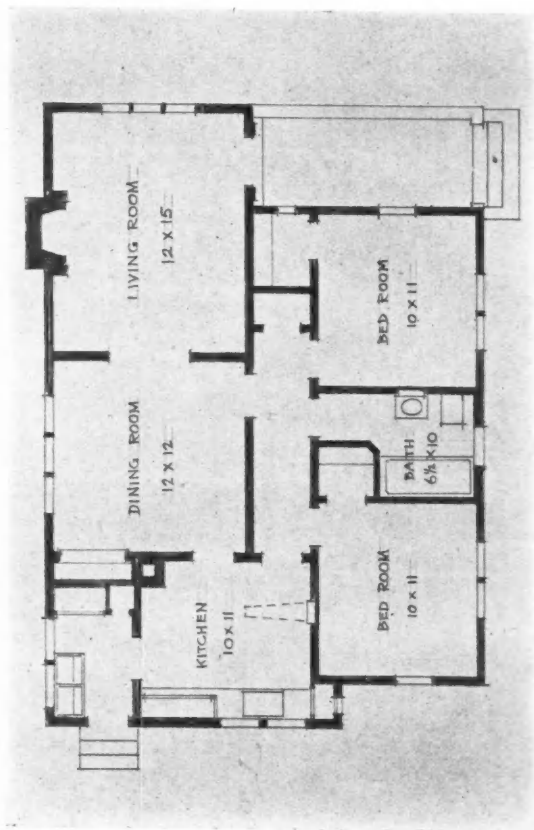
EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA



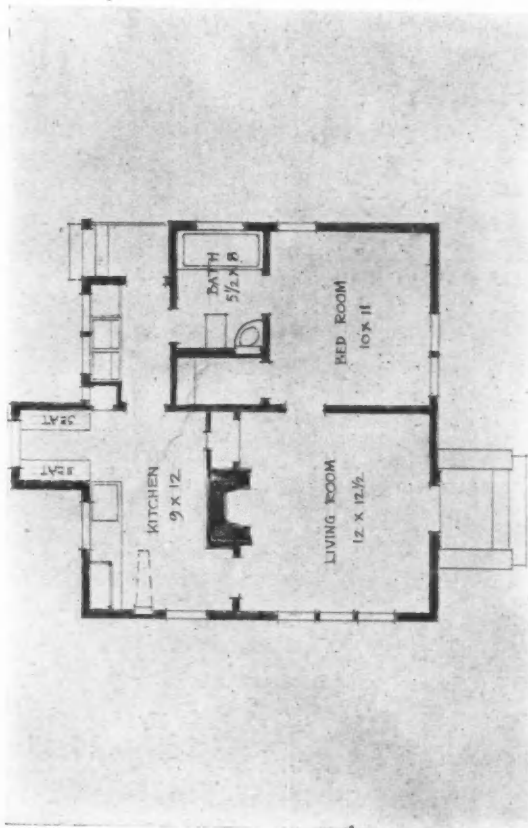
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PLAN OF HOUSE No. 49



PLAN OF HOUSE No. 40

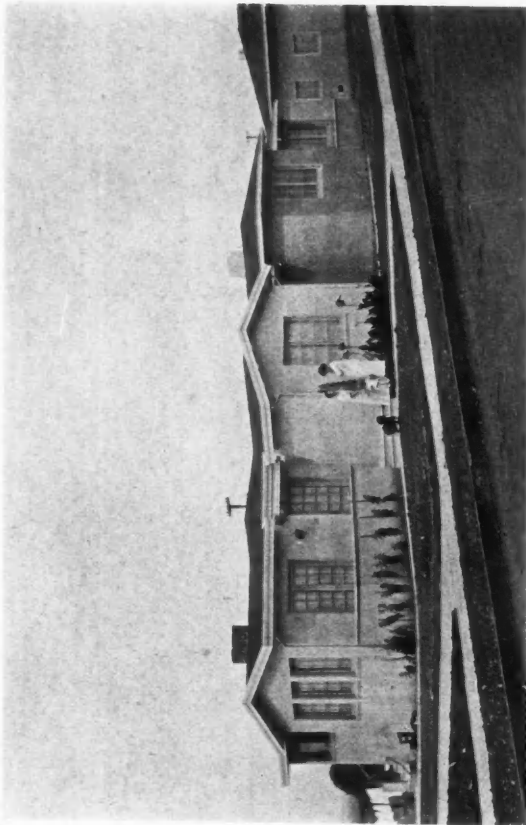


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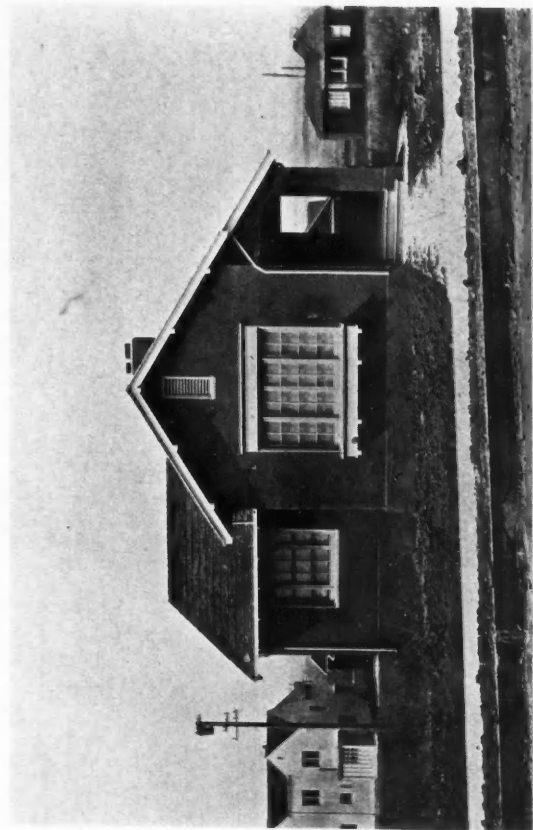
E. W. CANNON, Architect

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.



HOUSE No. 42



HOUSE No. 8



HOUSE No. 48



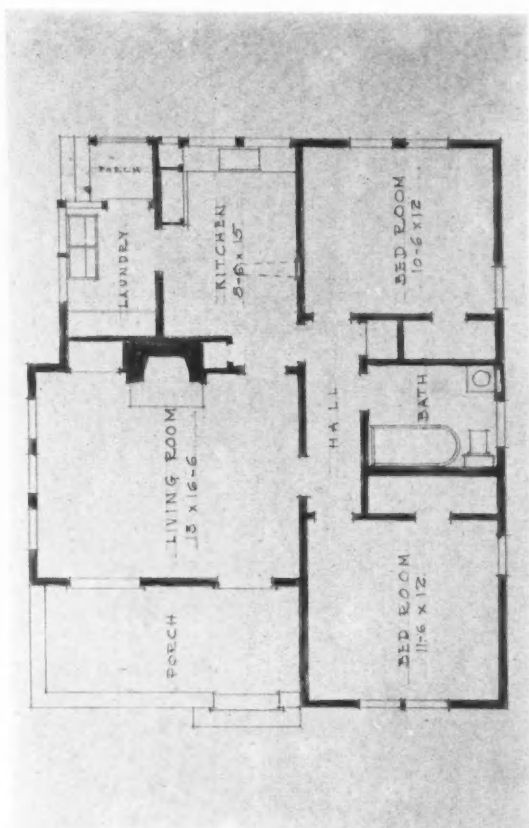
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E. W. CANNON, Architect

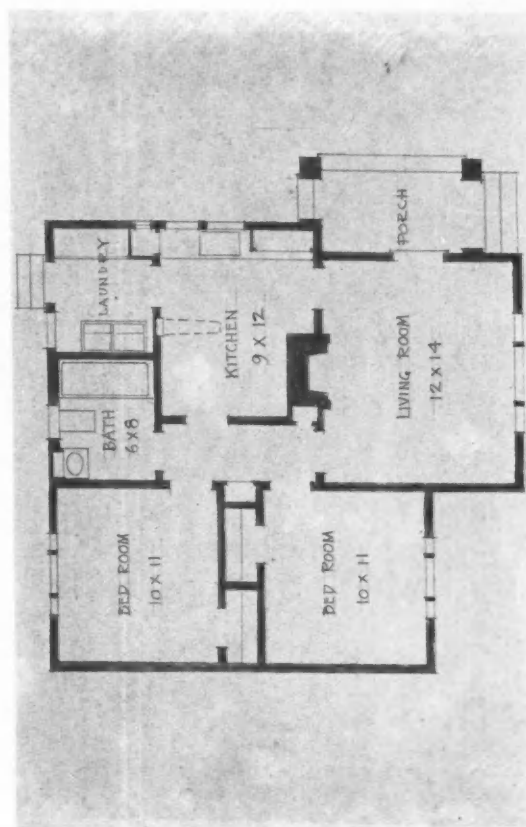
EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.

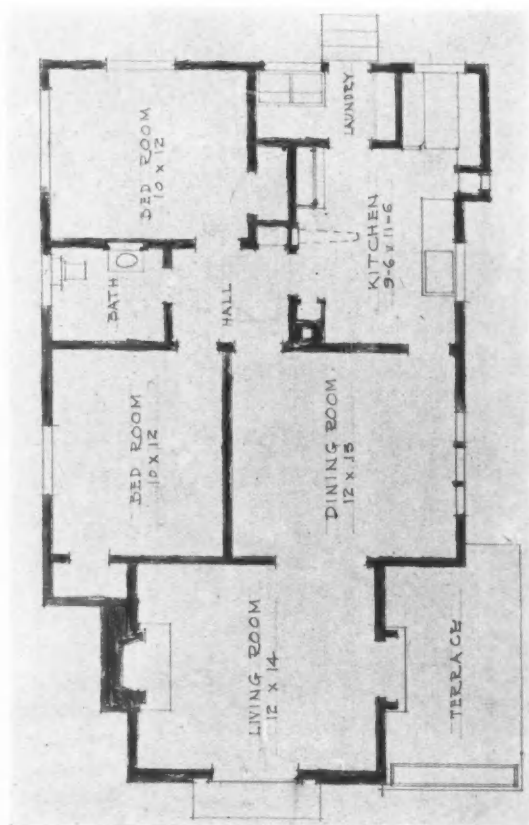




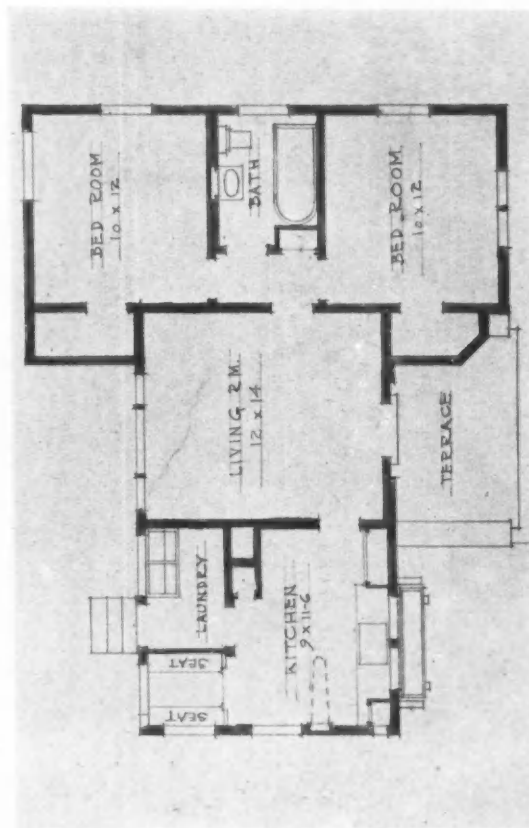
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PLAN OF HOUSE No. 8



PLAN OF HOUSE No. 48

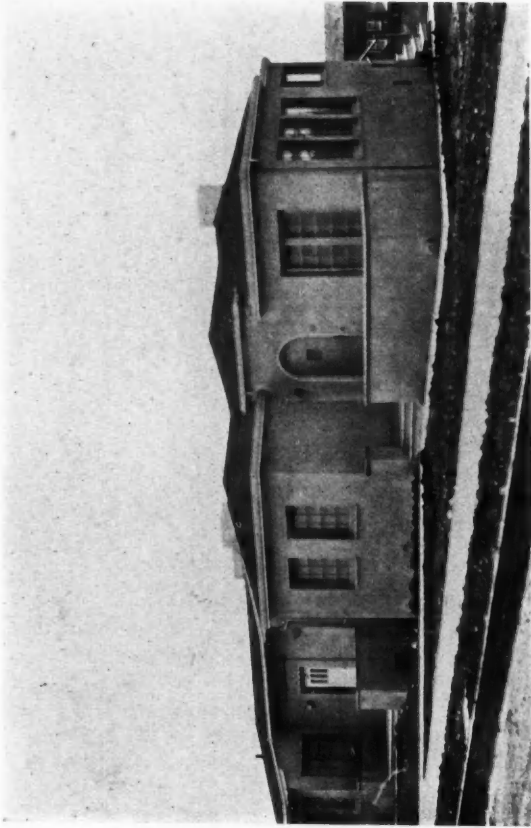


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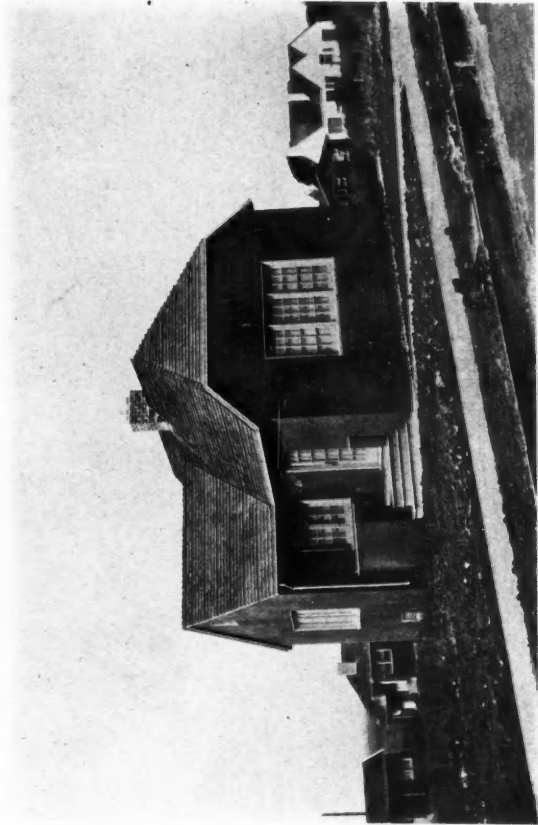
E. W. CANNON, Architect

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

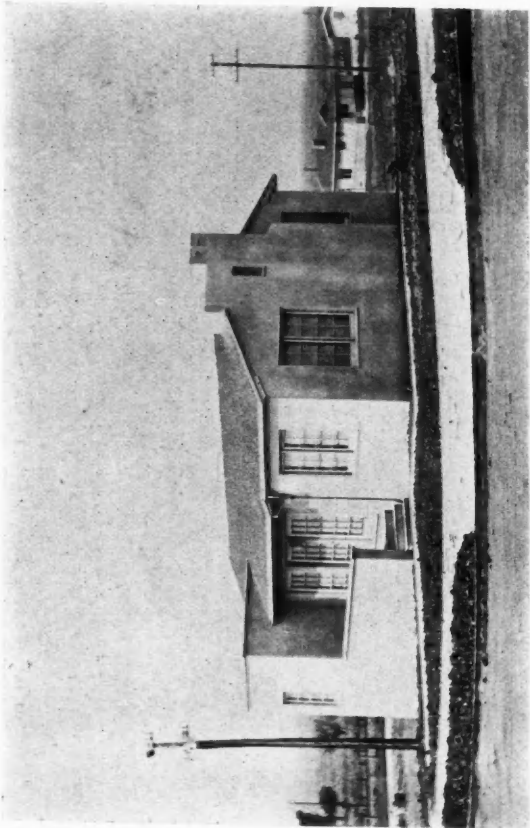
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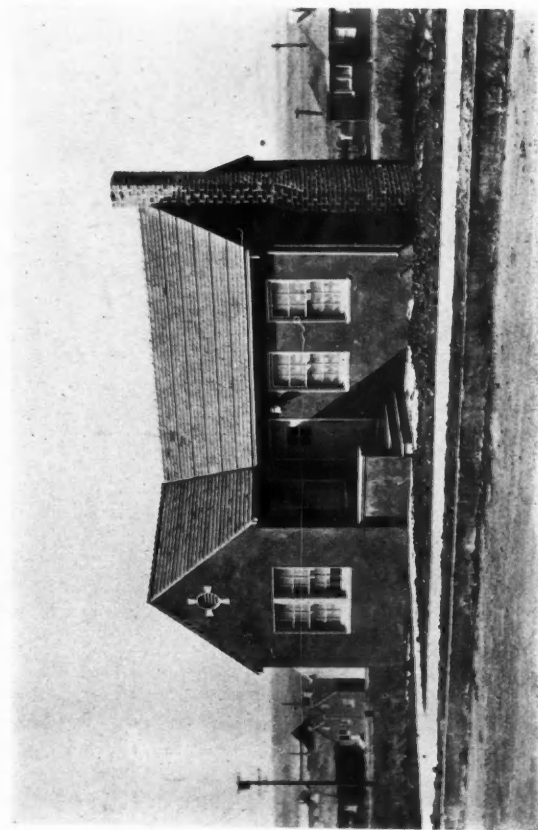
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HOUSE No. 32



HOUSE No. 60

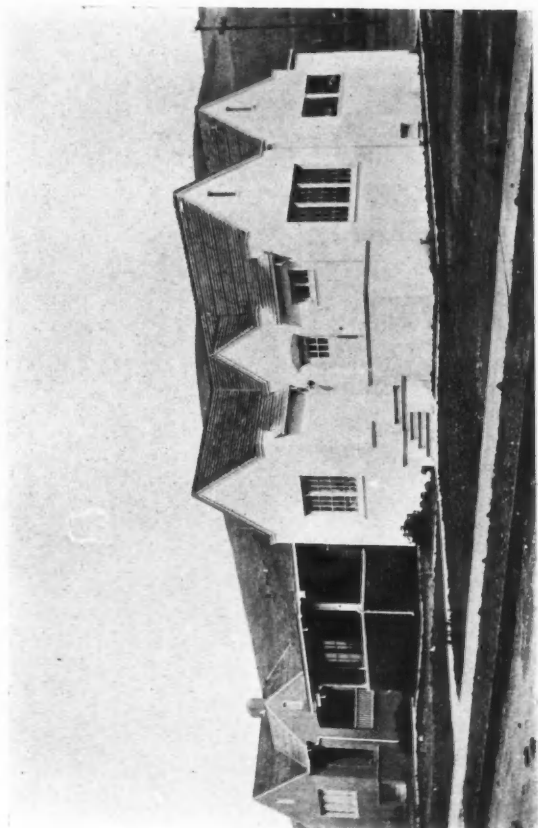


HOUSE No. 34

E. W. CANNON, Architect

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.

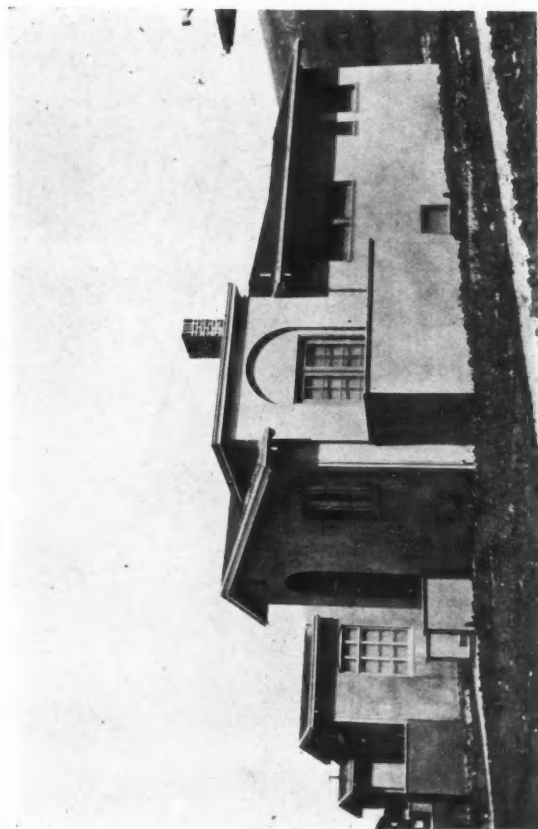


HOUSE No. 37



HOUSE No. 31

E. W. CANNON, Architect



HOUSE No. 54



HOUSE No. 67

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

PACIFIC COAST SHIPBUILDING CO.





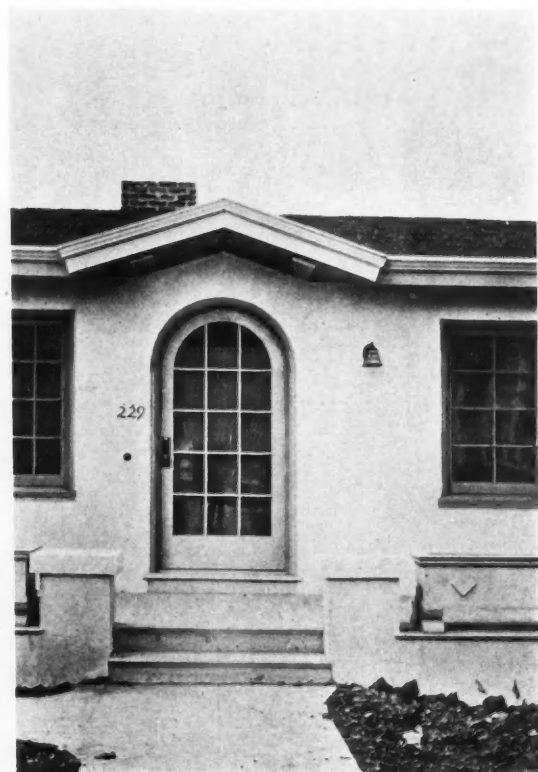
HOUSE No. 25



HOUSE No. 22



ENTRANCE—HOUSE No. 57



ENTRANCE—HOUSE No. 31

PACIFIC COAST SHIPBUILDING CO.

EMPLOYEES' HOUSES  
CLYDE, CALIFORNIA

E. W. CANNON, Architect

## THE BUILDING REVIEW



VIEW ON NORMAN AVENUE, TOWARD SUSSEX STREET, CLYDE, CALIFORNIA

("CLYDE, CALIFORNIA"—Continued from page 66)

The utilization of this system means that the residents of Clyde will be relieved of the necessity of paying a pro rate for well construction and pump installation in their lot development costs except as the cost of these improvements might be reflected in the water rate.

Each house is to be provided with a meter and for each two houses there is a one-inch street connection. This will permit the metering of each house separately, assuring fairness in charges.

The initial plan has been to supply potable water and fire protection for at least 3,000 persons.

The fire protection system is no less complete than that for supplying the homes with water. Seventeen one-way fire hydrants are provided for, and nine two-way hydrants.

With a pump capacity of not less than 250 gallons a minute, and the storage tank supply, the supply will be sufficient to furnish six fire streams on any one fire for two and a quarter hours, besides taking care of domestic demands at the same time.

The tank will be at such an elevation and the pump will be sufficiently heavy to supply a pressure of a hundred pounds per square inch to fire hydrants at the railroad station.

The hydrants are so placed to make it possible to play upon a fire with two streams with not over 300 feet of hose.

The water distribution system is to be standard in every respect, both domestic and fire, and will be more effective than are the systems of most towns of the size for which this system is being provided.

Complete circulation, the absence of dead ends, sectionalization with valves—these are some of the noteworthy points aside from full equipment.

Four miles of pipe, in round numbers, have been used in the sewer system, connecting with an Imhoff tank with a capacity for a community of 3,000 inhabitants. The sewer system, including the tank, is believed to be as efficient as any to be found in towns much larger than



VIEW ON NORMAN AVENUE, TOWARD MIDDLESEX STREET, CLYDE, CALIFORNIA



VIEW ON NORMAN AVENUE, TOWARD ESSEX STREET, CLYDE, CALIFORNIA

Clyde will be for some years, the system installed being of the most modern type, though backed by sufficient use elsewhere to show what results may be expected.

The pipe is of various sizes, according to need, from four-inch to twelve, with fourteen-inch for the outfalls. The pipe has been carried to every lot line, and is, of course, connected with the plumbing in all the houses that have been constructed. There are manholes at each corner where the grade or the size of the pipe changes, and catch basins as well.

The Imhoff system is regarded as one of the best for a community of the kind Clyde is. The pipes lead into the Imhoff tank, which is 31 feet by 22 feet over all—a double compartment tank 21 feet deep. Though a two-story tank, it is sunk in the ground, the top being level with the land surface.

The Imhoff system, which eliminates all odors, is favored in its operation by the lay of the land at Clyde, the best results being obtained when gravity is the operating force.

The pipe system leads to the tank, situated across the tracks west of the town. The effluent is at one end of the

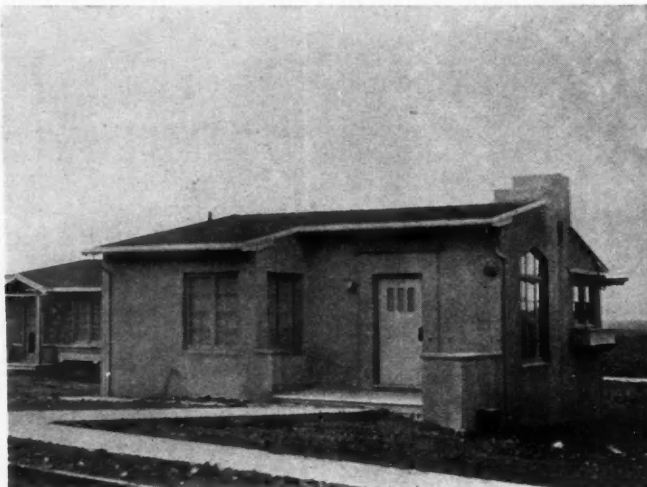
tank, in which the velocity of the flow is retarded. Solid matter settles and drops to the floor of the first compartment of the tank, passing through a slot to the lower, where decomposition takes place under pressure. It is the pressure which is the most beneficial aspect of the system, different gases being produced than if pressure were not used. The sludge is drawn from the lower tank twice a year, and when dried is used for filling in lowlands or for fertilizer. The operation is performed in two or three days, without odor.

Storm drainage has also been provided for, the water being carried under the tracks in culverts to the west of the town.

Seven thousand dollars is what the Clyde Company added to its expenditure on the new town in order to keep the vista of streets free from unsightly power and telephone poles.

And this extra cost is not reflected in the costs of the houses. It was just added to the total expenditure, without thought of converting the \$7,000 into profit, or even of getting it back.

That is, of course, not a matter of first importance, but



HOUSE No. 61, CLYDE, CALIFORNIA



HOUSE No. 64, CLYDE, CALIFORNIA





ONE OF THE LARGER HOUSES AT CLYDE (No. 22), CONTAINING SEVEN ROOMS

the same care and the same standards have gone into the making of Clyde from start to finish. To spend the money for conduits so that poles wouldn't be necessary in the business district, and for conduits at crossings in the residential districts, where the poles are placed in the parkways—to spend \$7,000 for this was to make an investment on the residents' behalf for the future. Because with the poles once up, it would cost money to get them out of the way, and if they weren't out of the way the effect of the streets, each carefully planned as a whole, would have been lost in part.

The conduits to carry the wire where the lines cross residential streets, and in all of the business portion, are of galvanized iron.

The street lamps are supported on metal standards, for which a design has been chosen in accordance with the architectural style of the homes and the hotel.

Conduits have been provided through which telephone wires will be run along with the electric light wires throughout the business section, and in the residential districts similar conduits have been provided for street crossings.

This is a part of the plan to keep the streets from being marred by unsightly wire poles.

The light and power company's poles, where poles are used, are in the parkways, and the telephone company uses the same poles, thus reducing the number required for overhead construction.

The street work is put in on a permanent basis. The

main shopping section was laid out for the vicinity of the hotel, stores, professional offices and similar requirements being provided here, and a subsidiary shop district has been planned for that portion of the town to be developed later. At the suggestion of Mr. Maybeck, the blocks were laid out with sixty-foot park strips between each two streets. Thus the entire town will have the appearance of a park from the county highway, on which it is located. This is the main concrete-paved automobile road, part of the State system of motor roads, and insures accessibility of supply and traffic. The main lines of the Oakland, Antioch and Eastern electric railway and the Southern Pacific and the Santa Fe railroads pass near the main entrance.

A special electric line to the shipyards crosses the railroad tracks on a steel overhead bridge, providing safe and fast transportation.

A center of community life has been provided through the medium of the central feature of the plan, the hotel. This is an unusually attractive and complete building for a town of this size—and age. Costing about \$150,000, it is solidly built and well furnished. It contains 176 rooms and is heated by steam. At the front is a pavilion containing lobby and dining-room, so arranged as to be easily thrown together to give a seating capacity of three hundred. In the center is a maple dancing floor of a thousand square feet, and a balcony is arranged for musicians. The pavilion has a clear height of thirty feet, which insures coolness and accommodates a moving picture screen. A

(Continued on page 79)

THE BUILDING REVIEW

# *The* HOME BUILDER

AN INTERESTING HILLSIDE BUNGALOW

RESIDENCE OF CARL SHILLING, BURLINGAME, CALIFORNIA

HARRIS ALLEN, ARCHITECT



THE EAST FRONT, LOOKING DOWN TOWARD THE BAY



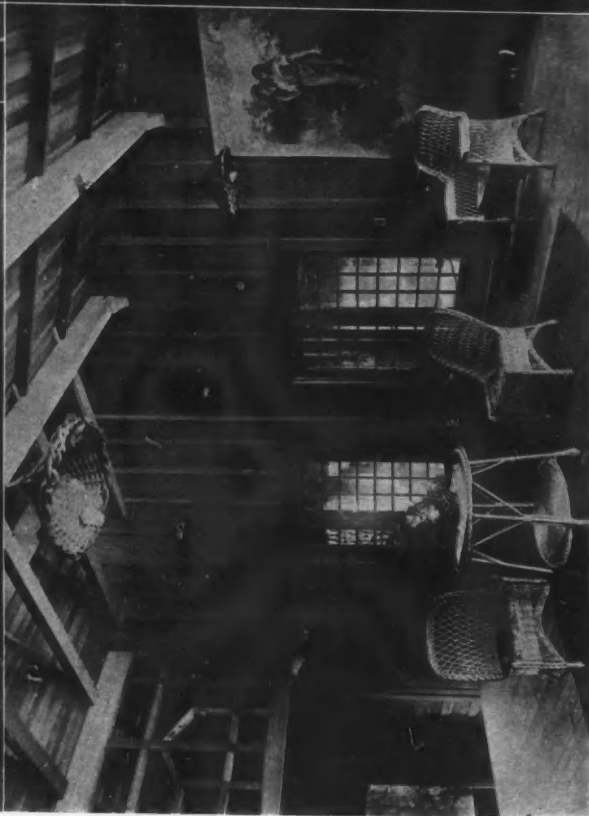
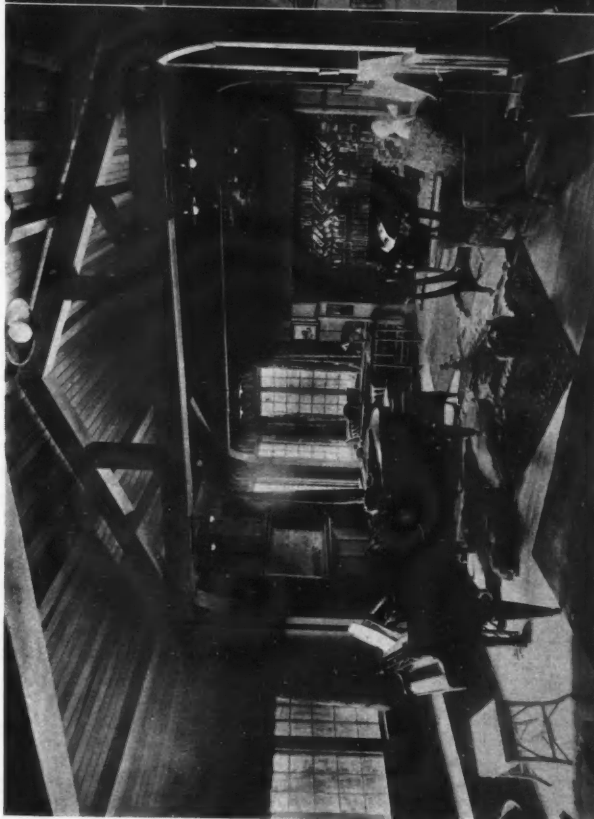
THE OAK-SHADED ENTRANCE



THE WEST TERRACE



LIVING-ROOM TOWARDS HALL AND DINING-ROOM  
THE BROAD STEPS TO THE DINING-ROOM

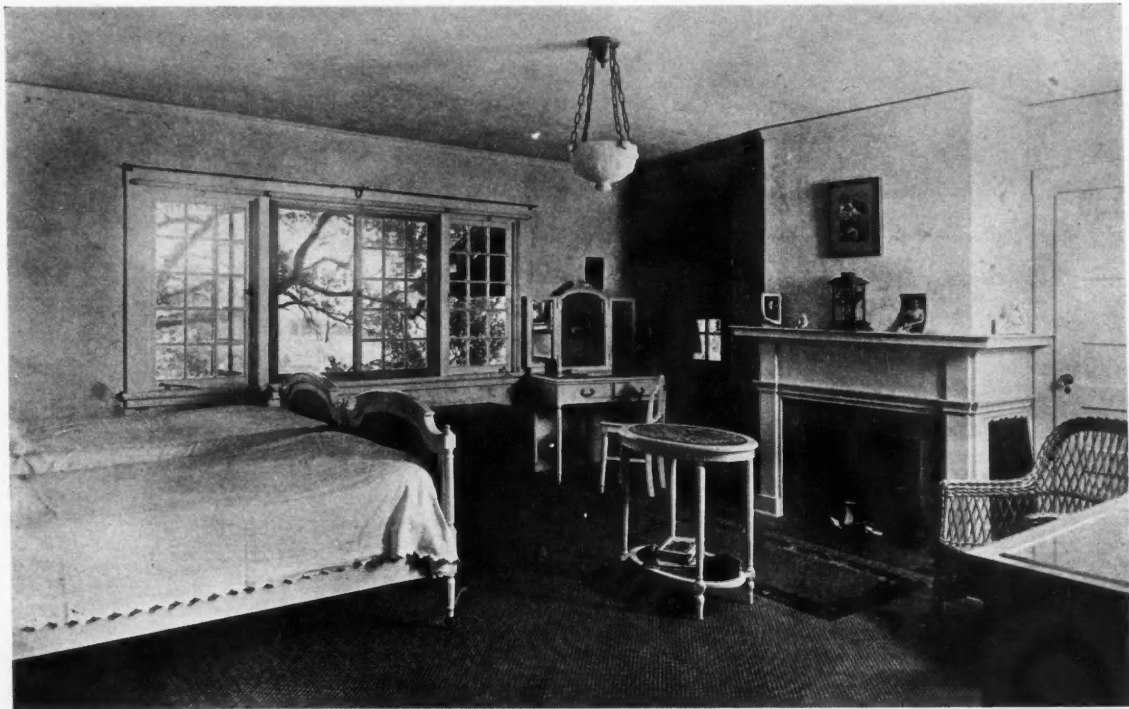


LIVING-ROOM, SHOWING INGLE AND SOUTHEAST WINDOWS  
THE CENTRAL ENTRANCE HALL



# INTERIOR DECORATION

TWO BEDROOMS WITH AN OUTLOOK



RESIDENCE OF CARL SCHILLING  
BURLINGAME, CALIFORNIA

HARRIS ALLEN  
Architect



RESIDENCE OF CARLTON HUISKAMP  
SEATTLE, WASH.

ANDREW C. P. WILLATZEN  
Architect

# The CONTRACTOR

## THE PROBLEM OF ESTIMATING EXPENSE

**C**ONTRACTORS are becoming restless. They are seeking relief from conditions that are recognized as unfavorable, and the very fact of the creation of a national organization shows that they are beginning to reason about the causes of discontent and to study how to improve matters.

One measure of relief proposed is the demand for payment for estimating. Another receiving considerable attention is the introduction of the quantity surveyor to supply uniform quantities as the basis of all bids.

It is the building owner that eventually pays for all expense. The overhead expense of architects and contractors which cover miscellaneous expense of all sorts on projects that do not eventuate in contracts for them is collected on the jobs for which they do receive contracts. Building owners, therefore, pay indirectly for all estimating and quantity expense.

Again, there should be a sharp distinction drawn between estimating expense and quantity expense. Estimating expense means the expense of determining labor and material prices and everything else that enters into pricing up quantities of work to be done, except the expense for the preparation of quantities. This is considered as distinct from estimating expense.

Estimating is a part of a contractor's work that by no method can be satisfactorily delegated to any outsider. No method of payment for it can in any way relieve him of the necessity of doing it for himself and for assuming full responsibility for the prices he offers for doing the various kinds of work required under any contract. There is undoubtedly considerable confusion among contractors in discussing payment for estimating due to its close relation to quantity preparation, and by many it is considered as covering both matters. There can be no escape from estimating expense; but there are ways to minimize quantity expense in a very desirable and satisfactory manner.

Anything that decreases a contractor's "overhead" or allows him to figure "costs" more accurately, or gives him better opportunity to demonstrate his superior constructive and executive ability, without increasing cost to the building owner, is a good thing for both parties.

General contractors, in an effort to reduce their overhead costs, have been asking: If an owner is willing to pay for plans and specifications in order that he may see how his ideas work out on paper, why should he not also pay contractors for the benefit of their experience and efforts in determining what it would cost to transfer these ideas on paper into a concrete structure? Since "the owner reserves the right to reject any and all bids," contractors frequently submit bids where the work does not proceed, and where no remuneration is thus paid anyone for the expense of bidding. On the other hand, while it is true that the cost of estimating is a legitimate overhead expense, it is likewise true that modern business methods teach the segregation of general overhead expense as closely as possible and charge as many items as possible directly against the account where they belong. Applied to the expense of estimating, this means that each job should bear its full share of such cost.

With these views in mind the committee on methods of the Associated General Contractors of America presents the following questions to its members and to others interested, with the desire to secure as much advice as possible in formulating their conclusions on this problem:

1. Is estimating a service for which a fee should be charged, regardless of who gets the contract?
2. Is it fair to have owners of jobs undertaken pay costs of estimate (a) on projects which are not constructed, or (b) on jobs that his successful contractor has figured for other owners?
3. If selected architects are each paid for architectural competition, would a similar plan work for payment of bidding by selected contractors?
4. If this plan is not universally adopted, will not architects select contractors who do not endorse it to save these bidding fees, and thus possibly eliminate the chances of the latter on such work?
5. Should payments for bidding be based on the lowest bid submitted, if work is not awarded; on the accepted bid if awarded; or on what basis?

6. If payment for bidding is appropriate and possible for building work, is it also feasible for railroad work or industrial work let on the unit price basis?

7. Should bids submitted be so itemized as to permit the owners to trade on same to competitors and thus take possible undue advantage?

8. How many alternates should be included in bids submitted under a plan of payment for estimating?

9. Should bids be opened publicly?  
Should payments for bidding be made only when all bids are rejected?

11. Should not cubic feet and square feet estimates be included for payment, as competitors otherwise might work out detailed estimates first and then convert same into above units?

12. What provision should be made for re-figuring altered plans?

13. How will each contractor know that another contractor is charging and insisting upon payment of his fee? Is it essential?

14. If this plan is proper for general contractors, shall general contractors extend the same practice to their sub-contractors? How?

15. Will publication of a plan in current technical periodicals bring satisfactory answers? Should the letter ballot plan be adopted among responsible contractors? How should a plan be put into operation?

16. Is this plan of duplicate cost of bidding really the most economical for the industry, or should one quantity surveyor be employed by the owner and no charge for pricing such survey then be made by the contractors?

17. What plan do you believe the Associated General Contractors of America should advocate for the best service to the public?

### METAL LATH WEEK

The members of the Associated Metal Lath Manufacturers are making a special drive to impress upon the minds of architects, engineers, contractors and building supply dealers the advantages of metal lath as a fire resistive building material. This drive will be concentrated on Metal Lath Week, October 6th to 11th, which occurs coincident with Fire Prevention Week.

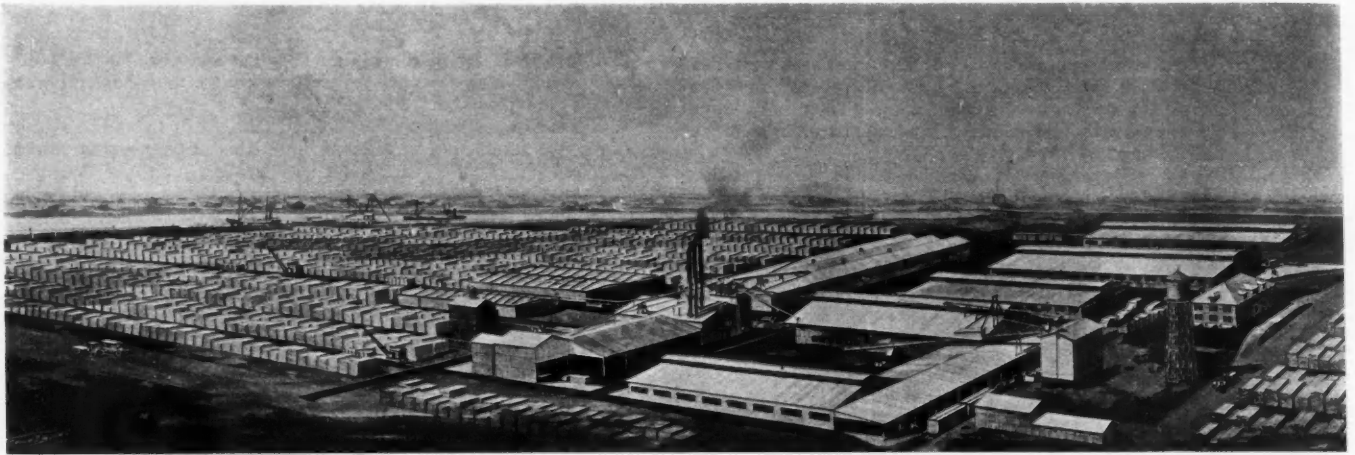
All of the ten members of the Association are going to use their entire sales force and all of their agents to make a co-operative effort during this week, in the interest of metal lath in general. It is planned that none of the companies will make a special drive of their own product.

Dealers will be urged to co-operate and the Association has secured plans for a test house which will be built in as many localities as possible and set fire to on Fire Prevention Day, October 9. This test house will be constructed so that one-half of it is fire resistive construction, using metal lath, and the other half of the usual wood construction. A fire will be built in the wood section and that section will be burned, leaving the metal lath section intact. We believe that such a demonstration as this will give a more permanent and lasting impression of the fire resistive qualities of metal lath than would be obtained by any other method of publicity.

For small buildings—which include residences—the type of fire resistive construction recognized by fire preventive engineers, the cost is prohibitive. The ideal fire resistive construction gives very little recognition to wood frame construction. Wood, however, is too important and too economical a material to be eliminated from residence construction.

It is possible, through the use of metal lath on the inside, and metal lath and stucco on the outside, together with fire resistive roofs, to so construct a frame residence that there will be very little danger from fire. A house so built is protected from fire which may originate within a room, between the walls or between floors, as there are no small pieces of wood which will ignite quickly and add to the flames. The metal lath and stucco and fire resistive roof provide ample protection from any fires that may originate outside the building itself. Already ninety-one cities have eliminated wood shingles by law and there is no reason why the hazard due to the use of wood lath cannot likewise be eliminated, especially in the most exposed positions, such as over heating plants and coal bins, under and around stairs, etc.

# The MANUFACTURER



PLANT OF PACIFIC TANK AND PIPE CO., OAKLAND

ESTABLISHED in 1888 at Fifth and Bryant Streets, San Francisco, to supply the local demand for wood tanks, the activities of this concern have continuously progressed and expanded until now its products are to be found in every State of the Union and important installations have been made in New Zealand, Philippine Islands, Korea, China, Mexico, Alaska, South Africa and Central and South America. Besides their use for the storage of liquids, wooden tanks are now essential to practically all mining and to many manufacturing industries, and they are made in an infinite variety of sizes and shapes.

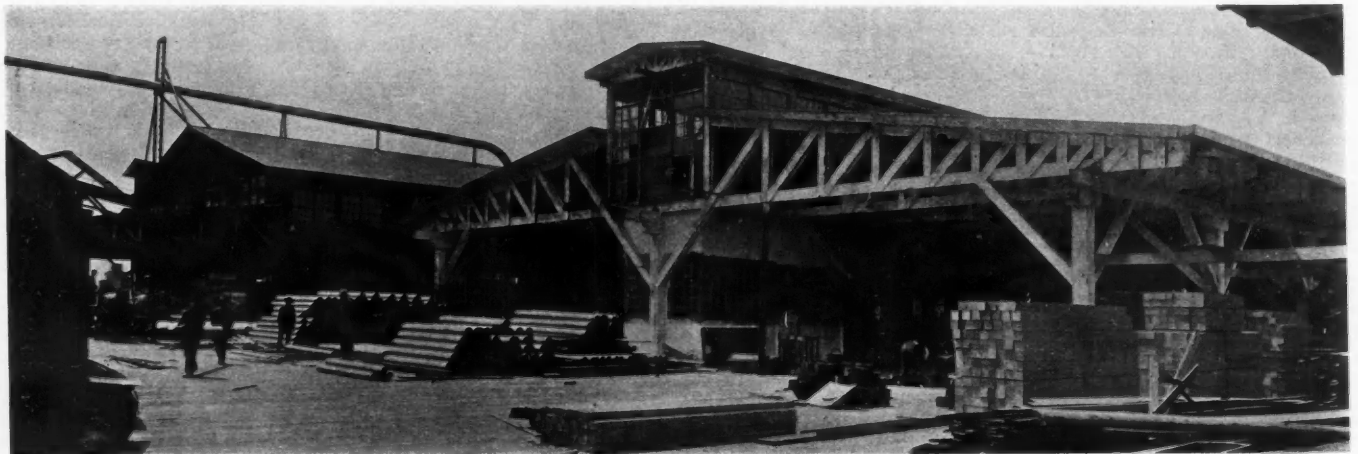
The modern type of Machine Banded Wood Pipe was first successfully produced in 1896, when the first machines for its economical manufacture were developed by this concern. Since that time wooden pipe has played a very prominent part in hydro-electric development, irrigation systems and municipal water supplies throughout the world, since its low cost, long life and great carrying capacity commend it to the constructing engineer.

In 1907 the affiliated industry of manufacturing Wooden Containers was added to the activities of this concern by the acquisition of the Mercantile Box Company, since which time the yearly increasing demand has reflected the large and healthy growth of the territory served.

As long ago as 1908 the increasing volume of business indicated that more extensive quarters would some day be necessary, and a site was acquired capable of accommodating any expected expansion. It was not, however, until 1916 that the opportunity pre-

sented itself to make the change, and in that year the new plant was erected at High street and Tidal Canal, Oakland, which, in the opinion of many, is the most modern and best equipped wood-working establishment on the Coast. At its docks four vessels may discharge or load at all stages of the tide; their cargoes are moved by heavy traveling cranes over the industrial railway system to the adjacent storage yards and there dried. The raw material proceeds thence through the planing mill, whose function it is to reduce the rough lumber to sizes and shapes proper to assemble into the finished product. After passing through this mill, the lumber is conveyed by rail and distributed to the finishing buildings (four in number), namely, Tank Factory, Pipe Factory, Box Factory, and Specialty Factory, where the final fabrication of the various products takes place and the completed article is loaded into cars spotted in the adjacent depressed track. From the time the raw material is received at the front of the dock its movement is continuously progressive to the point of shipment, and no re-handling or backward movement is necessary. Besides the power plant, wherein is generated over 800 horse-power, the floor area of the factory buildings is approximately four and one-half acres, not considering the smaller subsidiary buildings or a battery of four new type brick and tile Dry Kilns with a combined capacity of 300,000 feet of lumber.

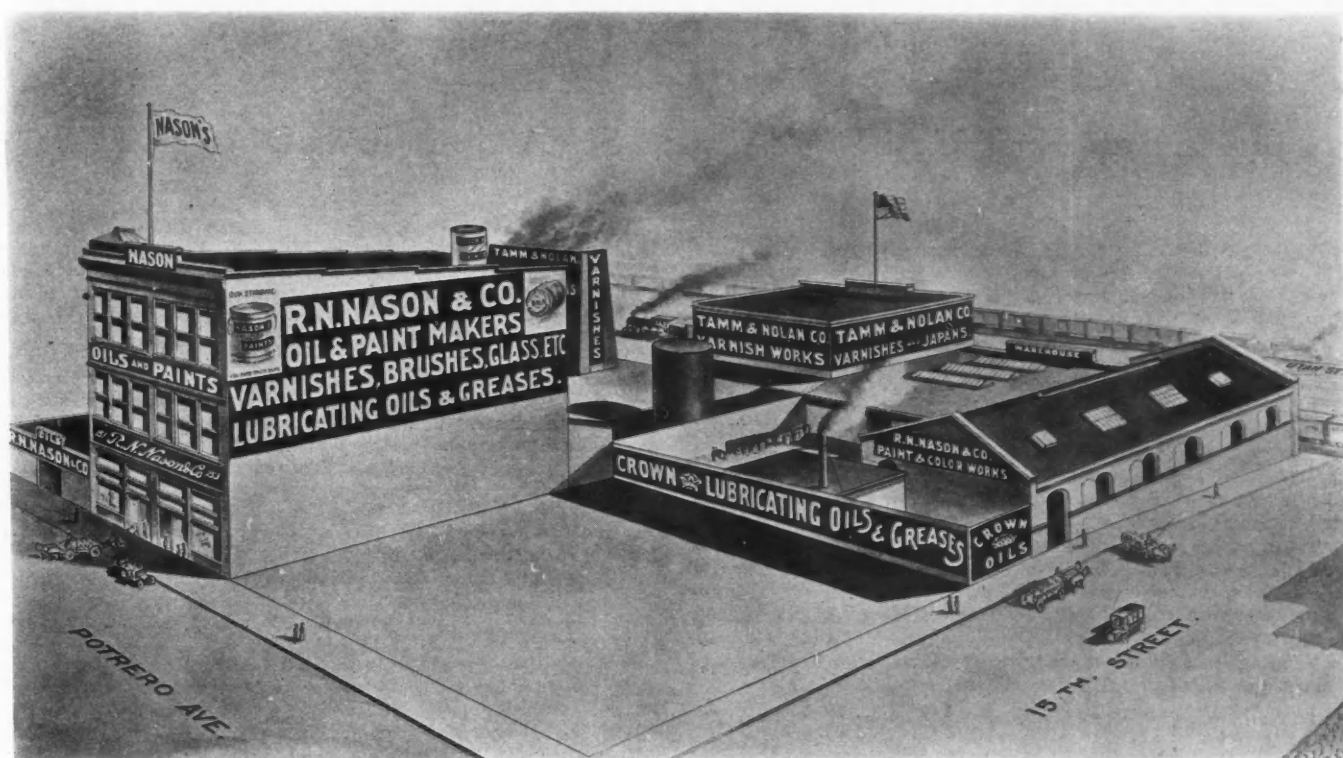
Since almost every product of this factory is in its finished state a combination of wood and iron, about 600 tons of iron and steel are consumed each year in the manufacture of what has become known as "PACIFIC" PRODUCTS.



YARD SCENE, PACIFIC TANK AND PIPE CO., OAKLAND



## THE BUILDING REVIEW



PLANT OF R. N. NASON & CO., SAN FRANCISCO

**S**TARTING in 1850, "the days of old, the days of gold, the days of forty-nine," the firm of Stanford Brothers, dealing in oils and lamps, was first located at Smartsville and later moved to Sacramento, California. In 1867 this firm was succeeded by that of Allyne & White, which moved to 112 Front Street, San Francisco, and handled oils and paints. In 1889 they in turn were succeeded by the present company, dealing in oils, paints and varnishes. Between 1889 and 1904 their headquarters were at four different locations in the same block on Front Street, when they moved to Market Street near Main Street. After the fire in 1906, the present plant was located at Potrero Avenue, Fifteenth Street and Utah Street, where they have gradually expanded to cover about a quarter block.

This is a well-equipped paint works, which, by the use of heavy paint mills and mixers, produces a line of well-known quality and durability. They handle Varnishes, Finishes and Japans, Lubricants in the nature of Automobile Oils and Greases, including the brand known as "Nasoline," a non-carbonizing auto oil, and the "Crown Brand" of engine, cylinder and dynamo oil for steamship, railroad and lumber trades; also glass, brushes, painters' and engineers' supplies.

With warehouse stocks in Portland, Oregon, and Seattle, Washington, R. N. Nason & Company cover the States of California, Arizona, Nevada, Oregon and Washington.

The main plant is provided with ample railroad trackage and is located in the heart of San Francisco's manufacturing district. A downtown sales office is maintained at 436 Market Street, where a full display and stock of goods are kept.

("CLYDE, CALIFORNIA"—Continued from page 73)

decidedly monumental staircase is a feature which will be effective in the social life of the town.

The kitchen and dining-room have been carefully laid out and equipped with oil-burning ranges and an array of the latest steam appliances. The cost of the kitchen equipment is given as \$10,000. There is to be a terrace garden and a pergola for outdoor dining, besides various private dining-rooms.

Many of the bedrooms have balconies, which can serve as sleeping porches. There are unusually spacious shower rooms, well lighted and ventilated.

The architectural treatment and the color scheme are both more emphatic than in the residence section, as the hotel was planned to be the heart of the composition. It is easy to visualize the effectiveness of this Spanish facade when a few years have softened its palette, and framed its somewhat rigid lines with the green tracery of vines and foliage, so that it melts harmoniously into the background of hills and eucalyptus. As a community center it is already accepted; the monthly "social" of the town club is a successful and growing institution, and there are frequent other social activities with the hotel as a setting.

The development of athletic and recreational grounds is arranged for and will proceed without delay. An early continuation of the house building program will, no doubt, depend upon the growth of the community; but its actual success is not in doubt.

The financial system for disposing of these houses is attractive to the employee. They are sold at actual building cost of labor and materials. A three-room house on a fifty-foot lot sells for about \$3,300, a four-room house, fifty-foot lot, for about \$3,400; seven-room, sixty-foot lot, about \$3,900, and so on. The property is improved with paved streets, cement sidewalks, individual sewer connections, water and electric service and, in fact, every improvement that usually goes into a much higher priced residence tract. One per cent a month is required, which under the approved rate of interest means that each employee starts by putting half of each month's payment into his equity. This means he is virtually banking one-half per cent, the other half covering the interest, to be put down as rent. The proportion of interest constantly decreases until it dwindles to nothing and the place belongs to the employee.

## REAL ESTATE

## BUILDING AND REALTY MARKET SHOWS RENEWED ACTIVITY

By BURLEIGH DAVISON

**F**IGURES don't lie, but liars may figure," is one of the current phrases of the day, and though there is a great deal of truth in this, no matter which way you look at it, it must be admitted, however, in respect to the increasing realty and building activity noted throughout the country, according to the figures relating to the post-war building programme of the United States, this country is getting well under way in its development and rehabilitation work.

In all sections of the country there has been an insistent demand for more residences and business buildings. Cities and towns that have been on a restricted building programme for the past two years are now seeking to catch up and provide the needed houses for their retarded development.

The building activity in San Francisco and the bay cities generally is greater than it has been for a number of years, which is reflected in the number and class of building permits issued by the building department of the city government.

Chief Inspector of Buildings John P. Horgan reports the issuance during August of 547 building permits, representing an expenditure of \$2,565,859, and which is segregated as follows:

Class "A" .....	3	\$915,535
Class "B" .....	2	285,000
Class "C" .....	24	564,970
Frames .....	80	420,393
Alterations .....	436	320,251
Harbor buildings .....	2	59,710
<b>Total .....</b>	<b>547</b>	<b>\$2,565,859</b>

For the same period during the year 1918 the records of the building bureau show 324 permits granted, representing a total of \$868,528, and of this amount \$198,782 was for work carried on by the municipality and the State Board of Harbor Commissioners.

A number of important sales and realty transfers were consummated during August. One of the most noteworthy sales was that which was negotiated through the Ferguson-Breuner Co. and consisted of the sale of one-half of the block bounded by Market and Mission, Eleventh and Twelfth streets. The property was sold by the Hibernia Savings and Loan Society to a group of realty and building operators who have heretofore operated in the motor car district.

J. Downey Harvey originally bought this property to be used as a terminal for the Ocean Shore Railroad, but during the financial troubles which that company went through the property passed into the hands of the bank.

The present selling price of approximately \$350,000 is less than one-half of the original appraised value of the property.

It is the intention of the new owners to immediately develop the holding as an automobile salesroom district, there being over 150,000 square feet in the lot, which will be subdivided into a number of different building units.

At least four different automobile concerns have already made application to Ferguson-Breuner Company for space in the buildings to be erected.

There is a crying demand for storage and warehouse space, and the proximity of this holding to Van Ness avenue and the center of the automobile district, as well as the center of the city, makes it particularly adapted to the necessities of the automobile industry.

## NEW BUNGALOWS FOR MISSION TERRACE

The Mission Terrace Company is erecting bungalows on San Jose avenue facing Balboa Park. These new structures will be modern in every respect and should prove easy sellers in the present condition of the home and bungalow market.

## INGLESIDE TERRACE HOMES INCREASING RAPIDLY

Construction work on many new residences is well under way in Ingleside Terrace, the beautiful semi-suburban tract owned by the

Urban Realty Company, of which Mr. J. C. Leonard is the head. W. C. Duncan, well-known home builder, has joined the Ingleside Terrace organization and will take charge of the construction end of that company's business.

## APARTMENT PROPERTY IN BIG DEMAND

According to the report of Coldwell, Kern, Cornwall & Banker, prominent realty dealers, there is a greater demand for realty investments at present than any time within the past three or four years. Cash buyers are very numerous and apartment house property is being eagerly sought, this firm reports. The following sales and transactions were recently consummated by this concern for their clients:

For the account of J. B. Treadwell to a client of the office, the San Ardo apartments on the north side of Pine street, 87:6 east of Larkin street, lot size 50x137:6, improved with a 68-room modern apartment house; price reported, \$75,000.

For the account of the Metropolis Investment Company to Peter J. M. Bertelsen and Andrew Bertelsen, the four-story frame apartment building known as the Bellmore apartments on the north side of Sacramento street, 160 feet west of Leavenworth street; price \$37,500.

For the account of Adolph Blasch to a client of the office, the southeast corner at Washington and Larkin streets, lot size 68:9x100, improved with a 90-room apartment house; price, \$55,000.

For the account of L. H. Lankenau to a client of the office they have sold the lot, size 50x160, on the north line of Folsom street, 100 feet east of Third street, improved with a four-story building, containing two stores and a 163-room hotel; price, \$50,000.

## FORMER OAKLAND BASEBALL PARK GOES ON MARKET

The old California State League ball park, now known as the Merchant tract, has been placed upon the market by Fred T. Wood Company, who will sell the property in home lots. From the interest taken in this choice residential property, real estate men do not expect the tract to be on the market for any length of time.

## LOG BUNGALOWS PLEASE EAGER BUYERS OF LITTLE CITY FARMS

Log bungalows appeal very strongly to the suburban home buyer, according to Frank Frerich, sales manager of the Little City Farms, whose Marin county Little City Farms are selling very rapidly. It is understood that the first unit of these artistic and convenient log bungalows was sold before finished, so that it has been deemed advisable to start work on a second unit of this type of homes.

"The first unit was sold to eager home seekers before the walls were up," said Frerich, "and the demand for more of these cosy little cottages has been more than remarkable. They are not only attractive in a new and distinctive way, but they fill the need of the Little City farmer. Furthermore, they are not so costly as to be out of reach of the average man who wants to get away from the cramped conditions of city life.

## FERRIS BUILDING ON MARKET STREET SOLD

The seven-story and basement class "B" building on Market street, between Fifth and Sixth streets, known as the Ferris building, which was sold recently to J. C. Zellerbach for \$750,000, has been resold by him to Harry G. Mayer and Samuel Hamberger. Though no figures are given out, it is known that the resale was made at a substantial advance over the former sale price of the property.

Both sales were consummated through the office of Hollman & Chaquette, with Alex McBoyle of Trevor & Co. co-operating in the resale. The building is occupied by the Pantages Theater and stores on the ground floor and by offices above.

Mayer and Hamberger recently purchased the Easton building on Market street, near Sixth street, for upward of \$1,250,000. This is a six-story class "A" building, situated on a lot 98 by 170 feet.

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